



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2020-0298

TO: Mayor and City Council Members

FROM: Bryan K. Barnett, Mayor
Ken Elwert, CPRE Director of Parks and Natural Resources

DATE: August 10, 2020

SUBJECT: Development and Construction of Playground at Innovation Hills

REQUEST:

City Council is requested to authorize a contract/blanket purchase order for the development and construction of the playground at Innovation Hills in the amount of \$3,364,777.34 with a 10% project contingency in the amount of \$336,477.73 for total not-to-exceed amount of \$3,701,255.07 to T.R. Pieprzak Co., Inc., China Township, MI and further authorizes the Mayor to execute a contract on behalf of the City.

REASON FOR PURCHASE:

The City has been developing this innovative playground for over three years, fundraising over \$1,100,000 in grants and donations for the playground phase alone. In addition, to make sure it appeals to all, but with a special focus to those with Autism, we have met with representatives from Dutton Farms, OUCARES, and the Rochester Community Schools Special Education Department to review the plan and have modified some designs and elements accordingly. This 3-acre nature themed playground will be a unique experience for children of all ages, consisting of a custom built multi-story tree house with locally themed bridge, over 20 unique play elements, two pavilions, a sand play area, and flowing splash river that mimics the course of the actual Clinton River cutting through the park.

This is the key area at Innovation Hills and playgrounds are a crucial amenity we offer to the community. Park visitation is up system wide, with us having about 20,000 visits to Innovation Hills in June. We regularly get positive comments about this park onsite, even from our neighbors who were initially skeptical. This area is a long term investment in the children of our community, producing unique developmental experiences they will not get anywhere else in the region.

The City issued a Request for Proposals for the development and construction of the Innovation Hills playground. Two (2) proposal responses were received and reviewed by a committee consisting of staff from the Parks and Natural Resources Department, Mayor's Office and Purchasing Division. The committee qualified both firms and conducted interviews. As part of the interviews, the City's goal was to receive clarification on proposal responses, discuss each vendor's experience with working with design-build projects such as this one, further understanding each of the "tree" playground structures that were proposed, to learn the vendor's understanding of the project and their vision for completion of this project and how they see this fitting into the Innovation Hills park, as well as seeking options and suggestions for cost savings on this project.

While both vendors were deemed to be capable of performing the work, the City determined it was in our best interest to enter into negotiations with T.R. Pieprzak Co., Inc. This decision was made based on the cost savings recommendations and approaches to the project that were recommended during their

interview, as well as their explanation of their understanding and vision for this project. The City felt that their vision and project understanding best mirrored that of the City's. Based on negotiations, the City was able to realize a reduction in the amount of \$31,672.62 in the overall project cost while adding concrete pathways instead of asphalt due to a suggestion from the recommended vendor. The suggestion was based on their knowledge of a very tight asphalt market as compared to concrete. This is a good example of how a partnership with a committed vendor can bring the best value to the City, getting a higher quality product for a similar price. T.R. Pieprzak is also the vendor responsible for recent construction of the pond areas, landscaping and pathways at Innovation Hills.

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:

Funding is included in the FY 2020 Adopted Budget and the FY 2021 Proposed Budget

Fund Name	Department Account No	Account No. Description	2-Year Budget Amount	2-Year Cost	Remaining Budget
Facilities	631.974000	Land Improvement	\$3,701,230.00	\$3,701,225.07	\$4.93

RECOMMENDATION:

It is recommended that City Council authorize a contract/blanket purchase order for the development and construction of the playground at Innovation Hills in the amount of \$3,364,777.34 with a 10% project contingency in the amount of \$336,477.73 for total not-to-exceed amount of \$3,701,255.07 to T.R. Pieprzak Co., Inc., China Township, MI and further authorizes the Mayor to execute a contract 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