



Leanne Scott <scottl@rochesterhills.org>

Follow-questions on Nowicki Park \$2.2M Purchase authorization

Ken Elwert <elwertk@rochesterhills.org>

Mon, Dec 15, 2025 at 4:42 PM

To: Diana Mannino <manninod@rochesterhills.org>

Cc: Bryan Barnett <barnettb@rochesterhills.org>, Leanne Scott <scottl@rochesterhills.org>, Joe Snyder <snyderj@rochesterhills.org>, Dennis Andrews <andrewsd@rochesterhills.org>

Dear Councilwoman Mannino,

Thanks for your questions ahead of time. We sincerely appreciate the opportunity to provide you with detailed answers prior to the meeting. Please see my responses in **BOLDED BLUE** below



innovative by nature

Ken Elwert

Director

Parks and Natural Resources

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On Mon, Dec 15, 2025 at 2:08 PM Diana Mannino <manninod@rochesterhills.org> wrote:

Hello Ken, (copying Leanne to forward to other CC members for their awareness),

Just a couple of follow up questions on the Nowicki Park purchase authorization on the agenda tonight:

#1) Was this project competitively bid with other potential suppliers? I did not see a bid proposal document included in the agenda. If no other bids, this concerns me.

We would share your concern if there was no competitive process. Because different playground vendors equipment, concepts and designs are not directly comparable we used a Statement of Qualifications process, resulting in 9 responses. Midstates was selected through several reviews and interviews to be the most qualified on a variety of factors listed in the agenda. During the negotiation they were given a budget range to design the playground that went through several revisions working with our contract Engineers and Landscape Architects. During the final stage we trimmed approximately \$250k from their final proposal to provide a a unique playground that meets the desires of the residents, expresses the innovative goals of Rochester Hills, and is for a fair price.

#2) Have we used this company before?

We have used them for many years as a parts supplier/replacement of equipment on currently existing playgrounds. We have not used them for playground installation.

#3) How does this cost align with comparable playground equipment spent at Innovation?

The Playground at Innovation Hills had custom pieces, was bid out 5 1/2 years ago and cost \$4.3 Million (not including engineering fees)

#4) Questions regarding the Supplier Terms from their quote:

Under **EXCLUSIONS:**

- Unloading; Receiving of inventory or equipment; Storage of equipment. **As part of installation, staging, and coordination in the contract they will be unloading, receiving, etc. Storage of equipment may be on site during certain times, in coordination with the General Contractor work.**
- Equipment assembly and/or installation (Are we installing the equipment?) **They are installing the equipment. The exclusions in their default form indicate "Unless specified" The contract specific to this project lists installation is provided under the Services Provided section.**

Freight - Quote states we are paying for the freight into our facility - is this correct? **Yes**

Payment Terms - please confirm:

50% down at signing,

Remaining 50% at shipment of the equipment (not at installation and approved customer completion..is this correct?) **Per the agreed upon payment, approved by our Purchasing Department, we will be paying 100% of the equipment costs by check prior to manufacturing. The pieces are ordered from the factory and manufacturing is started upon receiving the payment. Installation costs are detailed separately in the 5 page quotation and will paid 100% after satisfactory installation. An amount is held in retainage pending final inspection by our Certified Playground Safety Inspector.**

#5) This is more of a general question and I also asked this of other departments as well. As we kick off Nowicki Park spending, are we going to be in a position to track this project with the following information updated frequently:

We track these operational items on a roughly monthly basis, in conjunction with our construction engineering firm, who is responsible for analyzing the pay estimates received from the contractors, and then they are reviewed by staff prior to submitting to Accounting for payment. This level of detail is not reported to Council, as it is Administration responsibility to monitor, coordinate, and manage these projects at the amount authorized within the budget authority granted. In the event that changes to the budget may be needed, City Staff is required to come back to City Council for authorization.

All that being said, the Parks and Natural Resources Department provides status reports for all our major projects in an End of Month report, in the Administration Section (first couple pages), which includes descriptions of where the project is progressing and tentative completion dates as the project proceeds. This report is provided to Council monthly.

Total Project Budgeted Amount: **\$15.0M (example)**

Total Project-to-Date Actual Spending:

Total Amount Forecasted to be Spent:

Total Amount Over/(Under)spent

Project % Completed

Estimated Project Completion Date

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