



Leanne Scott &lt;scottl@rochesterhills.org&gt;

## Spencer Park agenda item

Ken Elwert &lt;elwertk@rochesterhills.org&gt;

Mon, Sep 8, 2025 at 10:08 AM

To: Theresa Mungiolli &lt;mungiolit@rochesterhills.org&gt;

Cc: Lisa Cummins &lt;cumminsl@rochesterhills.org&gt;, Leanne Scott &lt;scottl@rochesterhills.org&gt;, Bryan Barnett &lt;barnettb@rochesterhills.org&gt;, Dennis Andrews &lt;andrewsd@rochesterhills.org&gt;

Dear Councilwoman Mungiolli,

Thanks for the thoughtful questions. Please see our responses below in BLUE.

innovative *by* nature

### Ken Elwert

Director

Parks and Natural Resources

CPRE

248-841-2552

rochesterhills.org

On Sun, Sep 7, 2025 at 11:31 PM Theresa Mungiolli <mungiolit@rochesterhills.org> wrote:  
Ken,

I have several questions regarding the Spencer Park improvements.

- Why is the contingency only 5%?

These are straightforward projects that we are already familiar with. We are confident in the 5% because the fishing pier/dock rebuild is a renovation of the existing dock, adding to its footprint but using the secure supporting structure underneath. The Kayak Launch is very similar to the one installed at Innovation Hills, however much less complicated engineering because it does not need to adjust to river flows.

- I have come to not trust "Not to Exceed". With only a 5% contingency, how will you hold the costs inline and not allow for the city to make any changes that drive up costs? How are we holding the vendor to the costs they provided?

We have been working with the engineering firm Nowak & Fraus for many years with several of our projects. They are familiar with Spencer Park, having managed the Spencer Parking Lot project that has kept that large project under budget contingency. Costs are held to budget by having bi-weekly construction meetings and not adding to project scope during the management process.

- The pictures show a boat, not kayak. Where is the kayak launch? Or is it just the wrong boat type pictured? Are we limiting ourselves to the number of slips pictured?

The pictures shown are of the fishing pier/rental dock area near the boat house at Spencer Park. This project design was done by their Landscape Architect who uses rendering software to show this project. We are excited by the upgrade to the area and perhaps showed too many pictures of this area. The rental dock shown is used primarily for rowboats and paddleboats. Rental kayaks and paddleboards are currently launched from shore. The Public Kayak Launch is at another area of the lake on the south side of the park (turn right as you walk towards the beach). The Public Kayak Launch is primarily an engineering design, which is why there are no renderings. We've attached a graphic of the proposed launch to this email.

- Will we allow people to launch their own kayaks? Will we still allow people to launch a kayak from shore?

**Yes. We often get requests to allow people to use their own kayaks on Carter Lake and this Kayak Launch will enable that. We will not be allowing people to launch their personal boats from shore, but will continue to launch rented kayaks near the boathouse.**

- Will we be renting kayaks for use?

**Yes, we do that now. It is mostly individuals that don't own kayaks that want to try it or just want a day on the water.**

- Will we prohibit fishing from the kayak launch area? What is the distance of the fishing pier to the kayak launch? Just want to make sure neither get tangled in the other.

**I've attached the site plan location drawing for reference. The public launch is on the south side of the lake, the fishing pier is on the north. We are developing operational rules for this new amenity, but typically people fishing are not interested in fishing close to an area where there is activity.**

- The pictures show a renovated building. Is that done? Or when is it planned and the budget for it?

**The Landscape Architect took some liberties with the color scheme (blue instead of brown), but otherwise the building shown is the current building, with the metal roof and many windows. Landscape amenities such as fencing, plantings, etc are all included. Currently additional Spencer Park amenities are in the 2026 proposed budget for design engineering in 2028, with construction in 2029, but we are not currently planning on major building changes other than possibly some interior renovation.**

- How is the pictured dock ADA compliant? Do we need to add any lifts to enable ADA entrance and exit from kayaks?

**The rental dock is for access to paddleboats and rowboats. The slopes of the pathways are within ADA guidelines. The public kayak launch is a floating launch, similar to the one at Innovation Hills. It has a transfer board that individuals can slide across and lower themselves into a kayak and then a roller system where they can slide their kayak into the lake.**

- What is the life expectancy of the new dock?

**15-20 Years. (Useful life is 15, but we typically are able to extend life through maintenance)**

- Have we done appropriate soil boring to ensure we can build the dock as designed/expected for the cost stated (please see issue with Brewster Rd and soil boring issue, also rope bridge)?

**Yes, the soil borings were completed and included in the bid specifications for potential bidders.**

- What is the environmental impact with the construction?

**We are working with EGLE on a wetlands permit. Since the fishing pier/dock area is already present their is minimal impact on that area other than adding some additional deck areas. The Kayak Launch impact will be minimal, as it floats on the water, other than creating an access point to the dock.**

- How long will the construction take?

**If approved, construction will start this fall as soon as possible with estimated completion in late Spring 2026.**

Thanks for your help. I am hoping many of these questions are planned in your presentation.

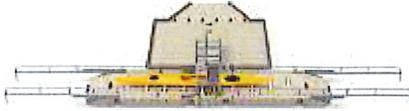
Theresa Mungiola

-----  
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the originator of the message. Any views expressed in this message are those of the individual sender.

[Quoted text hidden]

---

**2 attachments**



**Kayak Launch.png**  
74K



**Locations.pdf**  
2350K