



January 21, 2025

Mr. Ken Elwert, CPRE
Director of Parks and Natural Resources
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

RE: Nowicki Park Improvements
City of Rochester Hills, Michigan
Proposal E324

Dear Mr. Elwert:

In response to your request, we have reviewed the project requirements relative to development of plans and specifications for the Nowicki Park Improvement Project. This project includes the development of Nowicki Park including ROW improvements, feature elements and parking facilities. NFE will work with the City's consultants, A3C, Testing Engineers and Consultants (TEC), and Applied Science and Technology Inc. (ASTI) and Hubbell Roth and Clark (HRC) together with City Staff and permitting authorities to complete the full design of this facility.

As further discussed since our original proposal in 2024, NFE will provide all design services for the project, excepting the building and pavilion structure, but will coordinate and interface with A3C for infrastructure support and site development adjacent and outside the structures. It is anticipated that the construction budget for this project will be approximately \$8 million.

Based on our review of the project requirements, we have identified the following scope of work required to develop these projects and advance them to the construction phase:

SCOPE OF WORK

PHASE I SERVICES – PRE-ENGINEERING

- Perform all field investigation and survey services required to support the full design development of the project, excepting wetland survey. This work was outlined in a prior proposal.

PHASE II SERVICES – SCHEMATIC/PRELIMINARY ENGINEERING

- Prepare preliminary construction plans in accordance with City requirements. Construction plans to include the following:
 - Cover sheet, including location map
 - Existing Condition Plans

- Preliminary Site Plans
- Preliminary Paving Plans
- Preliminary Utility Plans
- Preliminary Typical Detail sheet with existing and proposed cross-sections.
- Preliminary Electrical/Site MEP Design
- Preliminary ROW Improvement Plans
- Preliminary Landscape Architecture Plans
- Preliminary Playground Plans
- Preliminary Irrigation Plans (as needed)
- Standard Detail Sheet(s)
- Preliminary Traffic Maintenance Plan/Construction Staging Plan
- Preliminary Permanent Striping and Signing Plans
- Plan sheets will be drawn to a scale of 1"=30' horizontal and 1"=3' vertical.
- Identify work items consistent with MDOT Standard Specifications for Construction and prepare preliminary Engineer's Opinion of Construction Cost.
- Coordinate project development with the city and other permitting agencies as required for project permits.
- Identify potential utility conflicts and coordinate with utility companies to resolve utility conflicts.
- Attending all needed project design meeting to present preliminary design and obtain critical feedback from City staff and departments.
- Attending public hearings, City Commission meeting, etc. as requested.

PHASE III SERVICES – FINAL ENGINEERING

- Prepare final construction plans in accordance with City requirements. Construction plans to include the following:
 - Existing Condition Plans
 - Final Site Plans
 - Final Paving & Grading Plans
 - Final Utility Plans
 - Final Typical Detail Sheet with existing and proposed Cross-Sections.
 - Final Electrical/Site MEP Design
 - Final ROW Improvement Plans
 - Final Landscape Architecture Plans
 - Final Playground Plans
 - Final Irrigation Plans
 - Standard Detail Sheet
 - Final Traffic Maintenance Plan / Construction Staging Plan
 - Final Permanent Striping and Signing Plans
- Identify work items consistent with MDOT Standard Specifications for Construction and prepare final Engineer's Opinion of Construction Cost.
- Coordinate project development with the city and permitting agencies, as required for project permits. Apply for and obtain all required permits from permitting authorities.
- Prepare construction bid documents including modified Rochester Hills boiler plate, standard specifications for construction.
- Submit 90% complete final design package to City for final review and comments.
- Make all necessary changes to final design documents and assist City with the project bidding process.

- Attending project meetings as required to develop final design consistent with City requirements. Based on the work outlined above, we submit the following engineering fee for your approval:

Based on the work outlined above, we submit the following engineering fee for your approval:

PROJECT – NOWICKI PARK IMPROVEMENT PROJECT

WORK	ESTIMATED FEE
Phase II – Preliminary Engineering Services	\$223,250.00
Phase III – Final Engineering Services	\$322,680.00
Reimbursable Expenses	\$ 2,500.00
 TOTAL NOT-TO-EXCEED AMOUNT:	 <u>\$548,430.00</u>

We submit the following cost breakdown as evidence of our expected costs associated with the design of the project:

PHASE II – SCHEMATIC/PRELIMINARY ENGINEERING

Classification	Description of Work	Estimate <u>Hours</u>	Hourly <u>Rate</u>	Amount
Engineering Tech. III	CAD Drawings & Details	320	\$ 88.00	\$28,160.00
Project Manager	Design of Improvements	150	96.00	14,400.00
Landscape Architect	Landscape and Playground Design Documents	600	96.00	57,600.00
Project Engineer	Design of Improvements, etc.	350	94.00	32,900.00
Engineer II	Quantities & Cost Est., etc.	500	78.00	39,000.00
Principal	Review & Coordinate	120	130.00	\$15,600.00
Electrical Design Allowance (Matrix)	Site Electrical and MEP Design	1		\$11,790.00
Irrigation Consultant Allowance (Liquid Assets)	Irrigation/Well/Pond Fill Design	1		4,000.00
Fountain / Dog Park Consultant Allowance (Viridis Group)		1		19,800.00
Subtotal Phase II:				\$223,250.00

PHASE III – FINAL ENGINEERING

Classification	Description of Work	Estimate Hours	Hourly Rate	Amount
Engineering Tech. III	CAD Drawings & Details	650	\$ 88.00	\$57,200.00
Project Manager	Design of Improvements	250	96.00	24,000.00
Landscape Architect	Landscape and Playground Design Documents	775	96.00	74,400.00
Project Engineer	Design, Specifications, etc.	450	94.00	42,300.00
Engineer II	Quantities & Cost Est., etc.	650	78.00	50,700.00
Principal	Review & Coordinate	120	130.00	15,600.00
Electrical Design Allowance (Matrix)	Site Electrical and MEP Design	1		17,980.00
Irrigation Consultant Allowance (Liquid Assets)	Irrigation/Well/Pond Fill Design	1		5,500.00
Fountain / Dog Park Consultant Allowance (Viridis Group)		1		35,000.00
Subtotal Phase III:				\$322,680.00

REIMBURSABLES

Blueprinting, delivery charges, etc.	\$ 2,500.00
Subtotal Reimbursables:	\$ 2,500.00

TOTAL NOT-TO-EXCEED AMOUNT: **\$548,430.00**

The work will be undertaken in accordance with our professional services agreement dated August 5, 2020, and we will proceed with the design work upon your authorization and complete the required construction documents within the following design development schedule:

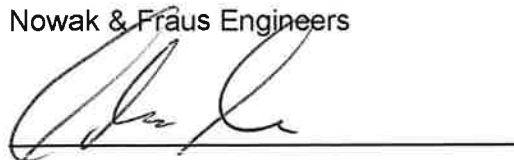
Preliminary Engineering Phase	Completed by June 27, 2025
Final Engineering Phase	Completed by November 7, 2025
Permits	Completed by September 26, 2025
Bid Package Complete	Completed by November 14, 2025
Bids Received	December 2025 / Early January 2026

Please be advised that invoices will be based on actual hours and work required as approved by your office and the not-to-exceed amount will not be exceeded unless authorized by our office. We look forward to working with you on this important project for the city.

If you have any questions or require further information, please feel free to contact me.

Sincerely,

Nowak & Fraus Engineers



Steven Sutton, P.E.

Principal

Date: January 21, 2025

Recommended By:

CITY OF ROCHESTER HILLS

Ken Elwert, CPRE, PNR Director

Date: _____

Approved By:

CITY OF ROCHESTER HILLS

Bryan K. Barnett, Mayor

Date: _____