



Leanne Scott <scottl@rochesterhills.org>

Nowicki Park costs

2 messages

Theresa Mungoli <mungiolit@rochesterhills.org>

Tue, Apr 7, 2026 at 12:47 PM

To: Ken Elwert <elwertk@rochesterhills.org>, Joe Snyder <snyderj@rochesterhills.org>, Leanne Scott <scottl@rochesterhills.org>

Ken and Joe,

I am working on the Council agenda for next week while Jason is out of town. The Nowick Park costs are much higher than I expected. Glad to see the SAVER process will help with this. I have questions and I hope you are planning to give this topic lots of time at the meeting.

What parks have Frank Rewold done? How was that community's response to the work? Did it stay in budget?

Why aren't we using Niagara Murano for any of the additional work? Didn't they design the park?

What expenses might change if there is more property available to add to the park?

Rochester was recently on the front page of the local paper due to the cost overrun of the Graham. How are we addressing this cost increase?

This park is the largest project this Council is reviewing/approving. I expect that questions will come, especially given the budget. And how we can stay within this budget. Can we get frequent (ex. monthly) status updates - an email with status - just so we know we are on time and on budget?

Thanks for your help with this.

Theresa

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Ken Elwert <elwertk@rochesterhills.org>

Wed, Apr 8, 2026 at 9:33 AM

To: Theresa Mungoli <mungiolit@rochesterhills.org>

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

Dear Vice President Mungoli,

Thanks for your questions.

1. Yes, this is a significant topic for the City and we are happy to have a robust conversation about all of Council's questions.

2. [Provided by Lisa in Purchasing] The City, in consultation with our engineering and architectural consultant, established stringent minimum bidder qualifications based on the specific technical requirements for the Nowicki Park project. While the end result is a park, the current scope is primarily a complex heavy civil infrastructure project involving large-scale earthwork, underground utilities, and significant roadway and signal improvements.

Because this is a bid, the City required bidders to submit documentation with their responses to support their ability to meet the stated requirements. In their bid response, Frank Rewold and Sons (FRS) demonstrated they met these high standards, including confirming over 10 years of experience in park development and heavy civil construction. They provided documentation for projects exceeding the \$12 million threshold, that included the New Public Library & Park for Lyon Township (\$14M) and the Community Event Hub & Bandshell for Oak Park (\$9.2M), as well as citing related work exceeding \$12M for Lake Orion Community Schools that included new construction of buildings and playgrounds. The Purchasing Division, with support of Nowak & Fraus, researched and verified that these projects met all bid requirements.

3. Niagara Murano (NM) put together a concept plan for the park (which had a ton of creative ideas), but they did not design it. Most of this project requires engineering design for civil construction including oversight for land balancing, wetlands work, road construction, etc., as well as some specific architecture design. An engineering firm is much more appropriate for the project oversight. We have utilized NM for design on another small park project and had some concerns about using them for such a large project. We have several engineering firms and architect firms on contract with the City to choose from for exactly this purpose (Council approved use of Nowak & Fraus Engineering & A3C Architects for design in early 2025).
4. If property is obtained we would wrap the possible development of that property into a future design concept (Nowicki Phase II) to fit into the regular CIP and Council budget process. This will not effect any of the current bid proposal or operations costs.
5. We are requesting to adress the cost increase by utilizing the \$2m State appropriation for the Nowicki project that was a long shot and not expected. We received notice of grant receipt several months after the 50% Nowicki cost estimate was completed in June of 2025. In addition we are requesting use of \$500k from the SAVER Fund, which is a fund developed from previous years project and operations savings. We are not requesting any additional general fund money.
6. Updates through the PNR monthly report are sent to Council through the Clerk's Office. This report contain updates on all PNR projects in the first two pages, and already contains a brief status update on the Nowicki project. I'm happy to make a Nowicki specific section in this report to document progress and what's next. The vast majority of our PNR managed projects stay within budget once the construction contract is approved by Council. Often we do not need to dip into contingency and we are shooting for that result on this project. A bid process is much more tight than an RFP process (and also has much less flexibility on changes). The Nowicki construction request is a bid and therefore the only changes should be related to quantities of materials, a change in construction process due to unexpected ground conditions, etc. This would be contained within contingency if needed. Any signifciant scope changes would need to come back to Council before moving forward.

Ken



innovative *by* nature

Ken Elwert

Director
Parks and Natural Resources
CPRE

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