



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
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Legislative File No: 2026-0144

TO: Mayor and City Council Members

FROM: Ken Elwert, CPRE, Director Parks and Natural Resources

DATE: April 13, 2026

SUBJECT: Construction Engineering Services for the Construction and Development of Nowicki Park

REQUEST:

City Council is requested to authorize a blanket purchase order/contract for construction engineering services for the construction and development of Nowicki Park to Nowak & Fraus Engineers, Pontiac, Michigan in the not-to-exceed amount of \$1,140,180.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

REASON FOR PURCHASE:

The City received bids for the construction and development of Nowicki Park and based on City workload and complexity of this project, the City has determined an engineering consultant should be used for this project to provide project management and construction engineering services needed to successfully complete this project.

The City recommends Nowak & Fraus Engineers to perform the construction engineering services for the City. Nowak & Fraus has been engaged with this project since its inception, and is the most qualified firm to provide the required services. Nowak & Fraus Engineers is one of the City’s selected on-call professional engineering firms and has been a good partner for the City throughout this project.

The overall project cost chart is presented below that summarizes current requested costs of tonight’s related agenda items, previously approved playground funds and proposed funding contained within tonight’s agenda items.

OVERALL PROJECT REQUEST SUMMARY		
COSTS		
Category	Description	Amount
Nowicki Park Construction	Includes construction, contingency, and owner allowances, roads & W/S	\$15,797,580.70
Engineering & Architect Costs	Nowak & Fraus, A3C Architects	\$1,159,320.00
Playground Equipment (approved previously)	Mid-States Recreation	\$2,422,582.00
Total Park Development Costs		\$19,379,482.70
FUNDING		
Parks Development Budget	(Facilities Fund)	\$14,500,000.00
Nowicki Park Building Grant	Michigan LEO Grant	\$2,000,000.00
DPS Budget	(Major Road & W/S Capital Fund)	\$2,372,435.44
Request from SAVER Fund	Increases in supplies and materials costs	\$507,047.26
Total Funding Requested		\$19,379,482.70

PROCESS:

Vendor Name and Address:

Nowak & Fraus Engineers
46777 Woodward Avenue
Pontiac, MI 48342

Reason for Selection:

Qualifications Based Selection

Method of Purchase:

Blanket Purchase Order/Contract

BUDGET:

All three (3) Agenda Summaries for the Nowicki Park project will have separate budget sections pertaining to that specific agenda. Combined, the 3 budget sections will equal the Project Summary chart above.

While the FY 2026 Adopted Budget includes substantial funding for this project, the Facilities Fund currently faces a \$2,487,906.96 shortfall for the Nowicki project which includes the previously approved playground expenditures [2025-0573]. This gap will be covered thanks to the successful acquisition of the \$2,000,000 Nowicki Park revenue appropriation from the State of Michigan and the SAVER Reserve.

If approved by City Council, a 2nd Quarter Budget Amendment will be forthcoming to formalize the transfer of \$2,000,000 to the appropriate expense accounts and transfer \$487,910 from the SAVER Reserve.

Fund Name	Department Account No	Account No. Description	Remaining Budget Amount	Cost	Remaining Budget
Major Road Fund	452.970000	Construction	\$351,145.76	\$102,616.20	\$248,529.56
W&S Capital Fund	593.972000	Mains & Services	\$222,310.40	\$34,205.40	\$188,105.00
Facilities Fund	631.974000	Land Improvement	(\$1,484,548.56)	\$1,003,358.40	(\$2,487,906.96)
		TOTAL	(\$911,092.40)	\$1,140,180.00	(\$2,051,272.40)

RECOMMENDATION:

It is recommended that City Council authorize a blanket purchase order/contract for construction engineering services for the construction and development of Nowicki Park to Nowak & Fraus Engineers, Pontiac, Michigan in the not-to-exceed amount of \$1,140,180.00 and further authorizes the Mayor to execute an agreement on behalf of the City.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		
Purchasing Process: Procurement Manager		
Mayor		

City Clerk		
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Contract Reviewed by City Attorney Yes N/A

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