



City of Rochester Hills  
AGENDA SUMMARY  
FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2026-0143

**TO:** Mayor and City Council Members  
**FROM:** Ken Elwert, CPRE, Director Parks and Natural Resources  
**DATE:** April 13, 2026  
**SUBJECT:** Construction and Development of Nowicki Park

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**REQUEST:**

City Council is requested to authorize a project budget for general contractor services for the construction and development of Nowicki Park to Frank Rewold & Sons, Rochester, Michigan and other vendors as necessary to complete the project in the amount not-to-exceed \$15,797,580.70 and further authorizes the Mayor to execute a contract on behalf of the City. The project budget includes the general contractor services, 10% project contingency amount, and Owner allowance items.

**REASON FOR PURCHASE:**

The development of Nowicki Park is a complex, multi-dimensional infrastructure project designed to provide recreation facilities for the community. The scope of work includes:

- **Park Amenities:** Construction of a dedicated fenced dog park, site work, walking paths, boardwalks, and site landscaping.
- **Building Construction:** A new community room/park office, a maintenance garage, and a standalone restroom facility.
- **Infrastructure and Utilities:** Site preparation, grading, parking areas, internal drives, and all associated site utilities.
- **Additional Improvements:** Safety and traffic enhancements, including the widening of Adams Road to accommodate a new center turn lane, pedestrian traffic signals, and drainage improvements.

The City issued an Invitation to Bid for the construction and development of Nowicki Park utilizing the MITN system with eight (8) bids received. Due to the project's complexity, combining heavy civil engineering with vertical building construction, the City established minimum bidder qualifications to ensure the firms held the qualifications and financial capacity to perform the required work. The requirements included a minimum of ten (10) years of team experience in park development and heavy civil construction, at least four (4) comparable projects within the past ten (10) years, including at least two (2) projects valued at \$12,000,000 or more, a verified Experience Modification Rate not exceeding 1.000 and the ability to provide 100% Performance and Payment Bonds, and MDOT prequalification for road and paving operations.

After review of the bids received, the City is recommending award of the project to Frank Rewold & Sons as the lowest, responsive, responsible bidder meeting all technical and financial requirements.

Note there was a bid submitted that appeared to be initially lower; however, upon review it was determined the bidder was non-responsive as the wrong bid form was used; there was incorrect item numbers in their bid numbering; and the bid form appeared to be manually edited, all which deviates from the City's required structure/bid form.

In addition to the general contract, the City is requesting a project budget to cover additional items that will need to be Owner (City) purchased for full operational integration of this park into the City systems. Some of these items include, interior building signage, outside site amenities, security system connections and technology fees, utility connection fees and gate controls, workstations and furnishings for the park office, community room, etc. The City will ensure that any additional items purchased by the Owner will meet the City's purchasing requirements.

<b>AGENDA ITEM BREAKDOWN</b>		
<b>Budget Category</b>	<b>Description</b>	<b>Amount</b>
Base Contract Award	Base Bid - Frank Rewold & Sons	\$13,671,437.00
Project Contingency	10% Construction Contingency	\$1,367,143.70
Owner Allowances	Technology, Security System Connections, Utility Connections, Workstations, Furnishings, Outdoor Site Amenities, Interior Building Signage, Gate Controls.	\$759,000.00
<b>TOTAL AGENDA ITEM REQUEST</b>		<b>\$15,797,580.70</b>

Overall, this project brings a new 35-acre community park with top citizen requested amenities (dog park, walking trails) to neighborhoods that have no nearby parks. We are recommending the lowest qualified bidder. If approved, construction is expected to start early summer this year, with a target completion of late summer, 2027.

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.

<b>OVERALL PROJECT REQUEST SUMMARY</b>		
<b>COSTS</b>		
<b>Category</b>	<b>Description</b>	<b>Amount</b>
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
<b>Total Park Development Costs</b>		<b>\$19,379,482.70</b>
<b>FUNDING</b>		
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
<b>Total Funding Requested</b>		<b>\$19,379,482.70</b>

**PROCESS:**

**Vendor Name and Address:**

Frank Rewold & Sons  
 303 E. Third Street, Suite 300  
 Rochester, MI 48307

**Reason for Selection:**

Lowest, responsive, responsible bidder

**Method of Purchase:**

Contract/Blanket Purchase Order

**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 \$1,484,548.56 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.

If approved by City Council, a 2<sup>nd</sup> Quarter Budget Amendment will be forthcoming to formalize the transfer of \$1,484,550 to the appropriate expense accounts.

Fund Name	Department Account No	Account No. Description	Remaining Budget Amount	Cost	Remaining Budget
Major Road Fund	452.970000	Construction	\$2,005,500.00	\$1,654,354.24	\$351,145.76
W&S Capital Fund	593.972000	Mains & Services	\$803,570.00	\$581,259.60	\$222,310.40
Facilities Fund	631.974000	Land Improvement	\$12,077,418.30	\$13,561,966.86	(\$1,484,548.56)
		<b>TOTAL</b>	<b>\$14,886,488.30</b>	<b>\$15,797,580.70</b>	<b>(\$911,092.40)</b>

**RECOMMENDATION:**

It is recommended that City Council authorize a project budget for general contractor services for the construction and development of Nowicki Park to Frank Rewold & Sons, Rochester, Michigan and other vendors as necessary to complete the project in the amount not-to-exceed \$15,797,580.70 and further authorizes the Mayor to execute a contract on behalf of the City. The project budget includes the general contractor services, 10% project contingency amount, and Owner allowance items.

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

Contract Reviewed by City Attorney       Yes       N/A