



City of Rochester Hills  
AGENDA SUMMARY  
FINANCIAL ITEMS

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)

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Legislative File No: 2025-0573

**TO:** Mayor and City Council Members

**FROM:** Ken Elwert, Director Parks and Natural Resources  
Dennis Andrews, Deputy Director Parks and Natural Resources

**DATE:** December 15, 2025

**SUBJECT:** Nowicki Park Play Area Project

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**REQUEST:**

City Council is requested to authorize a contract/blanket purchase order for the purchase and installation of the Nowicki Park Play Area in the amount of \$2,202,347.00 with a 10% project contingency in the amount of \$220,234.70 for a total not-to exceed project amount of \$2,422,581.70 to Michigan Playgrounds LLC., dba Midstates Recreation, Pataskala, Ohio and further authorizes the Mayor to execute an agreement on behalf of the City.

**REASON FOR PURCHASE:**

The City issued a Request for Statement of Qualifications (SOQ) for the Design and Construction of a Play Area at Nowicki Park. The City received nine (9) responses. Responses received were evaluated by a committee consisting of Parks staff and the City's Engineer of Record for Nowicki Park with a focus on the following criteria: firm qualifications and team experience, relevant project experience, project understanding and design approach, innovation and sustainability, community engagement strategy, project schedule and capacity, workload and resource management, clarity and completeness of response to SOQ, and references and past performance.

Based on the evaluation process, Midstates Recreation was selected as the most qualified proposer and the City entered negotiations with Midstates Recreation for the Design Phase of this project. Through the Invitation for Negotiation process, Midstates Recreation provided a response to the City's request with a zero-cost proposal to provide the required design services for the Play Area. They indicated that this is a value-add service they provide as part of their business model. The City entered into an agreement with Midstates Recreation to begin the design phase for the Nowicki Park Play Area.

For the past several months, the City has engaged in many meetings with Midstates Recreation, Nowak and Fraus (the City's Engineer of Record for Nowicki Park) and A3C (the City's Architect of Record for Nowicki Park) for the design of the Nowicki Park Play Area and has been extremely satisfied with the demonstrated cooperation and partnership between all the firms and their coordination with the City on this project. What is presented before City Council this evening, is the request for approval of the required goods and services for the successful purchase and installation for completion of the Nowicki Park Play Area. It is requested that City Council authorize award of a contract to Midstates Recreation for the purchase and installation required for the Nowicki Park Play Area.

**PROCESS:**

**Vendor Name and Address:**

Michigan Playgrounds LLC., dba Midstates Recreation  
1279 Hazelton-Etna Road SW  
Pataskala, OH 43062

**Reason for Selection:**

Quality Based

**Method of Purchase:**

Contract/Blanket Purchase Order

**BUDGET:**

Funding is included in the FY 2026 Adopted Budget. The Remaining Budget funding will be utilized for the remaining construction phases of the Nowicki Park Development project in FY 2026.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities Fund	631.974000	PK-14: Nowicki Park Development	\$14,500,000.00	\$2,422,581.70	\$12,077,418.30

**RECOMMENDATION:**

It is recommended that City Council authorize a contract/blanket purchase order for the purchase and installation of the Nowicki Park Play Area in the amount of \$2,202,347.00 with a 10% project contingency in the amount of \$220,234.70 for a total not-to exceed project amount of \$2,422,581.70 to Michigan Playgrounds LLC., dba Midstates Recreation, Pataskala, Ohio and further authorizes the Mayor to execute an agreement on behalf of the City.

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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