



Nowicki Park

Rochester Hills, MI

Brion Kilpela, Recreation Consultant, CPSI
BrionK@midstatesrecreation.com



www.midstatesrecreation.com



800-367-4440



info@midstatesrecreation.com

1. DESIGN RESPONSIBILITIES

- Concept & Layout: Develop a full playground design consistent with the City's vision for a nature-inspired, multi-age play environment.
- Incorporate the existing earth mound into the design to create elevation-based play opportunities.
- Create multi-zone play areas for ages 2–12.
- Provide inclusive, imaginative, and nature-focused play features.
- Ensure the design complies with current ASTM, CPSC, and ADA requirements for playgrounds.
- Integrate environmentally friendly, low-maintenance materials where feasible.
- Provide conceptual imagery, renderings, and a coordinated set of construction drawings.
- Produce a full rendered plan including surfacing, shades, and site elements.
- Coordinate all design requirements with the City's Architectural/Engineering team.

2. EQUIPMENT & MATERIALS RESPONSIBILITIES

- Supply all playground structures, components, and related hardware as proposed in the final design.
- Ensure equipment meets industry safety standards and manufacturer specifications.
- Provide and install the required unitary surfacing system over the full play footprint (as applicable per use zones)
- Ensure surfacing complies with fall height and impact criteria per ASTM standards.

3. CONSTRUCTION & INSTALLATION RESPONSIBILITIES

- Layout and stake all footings for items provided by Midstates Recreation; Install all playground equipment, safety surfacing, and shades per approved plans.
- Coordinate installation methods to ensure compliance with all safety and accessibility standards.
- Provide certified installation practices consistent with CPSI expectations and manufacturer requirements.
- Work directly with the City's A/E team to coordinate grading tie-ins, foundations, utilities, and site preparation.
- Verify field conditions and make adjustments as needed with City approval.
- Manage construction activities as related to our scope, to ensure quality and timely delivery.
- Oversee and coordinate all subcontractors performing installation work.

4. PROJECT DELIVERY & QUALITY ASSURANCE

- Ensure all play equipment, safety surfacing, and shade structures meet specifications for durability, safety, and long-term performance.
- Provide the City with all product data, installation instructions, and maintenance guidance relevant to the completed playground.
- Deliver the playground installation in accordance with the City's overall park timeline, targeting completion by Spring 2027.
- Conduct final walkthroughs and address deficiencies prior to project acceptance.



Preconstruction Coordination

We will participate in an on-site preconstruction meeting with the GC, City, and A/E team to confirm scope interfaces, site readiness, access routes, staging areas, and required sequencing before mobilization. This alignment ensures the site is properly prepared for playground installation and avoids early-phase miscommunication.

On-Site Presence and Meetings

Once our work begins, our local project manager will attend weekly site meetings in person to stay aligned with GC activities, identify conflicts, and support quick decision-making. When we are not yet mobilized or have completed installation, we will continue attending weekly meetings virtually to maintain communication without unnecessary site time.

Construction-Phase Integration

Throughout installation, we will coordinate with the GC on:

- Site access for crews and delivery vehicles
- Staging/storage locations for equipment
- Shipment schedules and delivery notifications
- Verification of site readiness (grading, foundations, and adjacent work)
- Work limits and safety boundaries
- Our team will perform visual inspections before and during installation to identify issues early and prevent delays.

Commitment to Smooth Project Delivery

As a specialty playground installer, we bring detailed knowledge of ASTM/CPSC/ADA requirements and manufacturer-certified practices. Our role is to integrate that expertise into the GC's schedule and overall site plan, functioning as a cooperative trade partner focused on communication, responsiveness, and project efficiency.



The design for Nowicki Park brings together a thoughtful mix of play structures from Earthscape, Trekfit, and Playworld, paired with poured-in-place rubber surfacing installed by our partners at Pro-Techs. The space is meant for ages 2–12 but it also welcomes parents, grandparents, and teens so the entire family can enjoy the setting together. The goal is to create a place that feels active, social, and inviting for everyone while aligning with the City's vision and budget for the play space.

Earthscape Towers and Central Play Zone

The centerpiece of the design is a set of three Earthscape wooden towers connected by elevated bridges. These bridges line up with the perimeter sidewalks to make the towers easier to access. Children can enter the towers from multiple points at ground level and explore stairs, nets, ropes, and several play panels inside. Rotomolded plastic slides of various heights and styles bring users back to the ground and keep the play flowing. Near the towers is a smaller zone with lower climbing pieces, balancing elements, sliding, and social areas. This section also includes a swing bay with ADA seats, traditional belt swings, and a group basket swing set at transfer height to support inclusive play.

Sand, Sensory, and Social Play

A dedicated sand play area adds a loose parts/sensory and role-play element. Two sand diggers give kids a chance to play pretend as they scoop, lift, and create. Loose parts and sensory play are great play opportunities to provide for younger children, especially those ages 2-5. Two Alpine Huts nearby offer quiet spots where kids can rest, observe, or use the space for imaginative play and smaller social groups.

Challenge and Adventure Zone

For users who want more physical challenge, the Trekfit area provides climbing and balancing experiences at a higher difficulty level. The Trekfit Bamboo Jungle includes a series of balance and height elements designed for older or more adventurous children. The Trekfit Summit Boulder introduces outdoor bouldering with colored handholds that mark different routes. A timber climbing structure rounds out this zone with natural materials and open-ended climbing paths that encourage creativity and teamwork.

Safety and Accessibility

The entire playground uses poured-in-place rubber surfacing which creates an accessible environment and supports easy movement throughout the site. The surfacing meets all HIC, GMAX, IPEMA, and ASTM safety requirements and provides a clean, durable, and inclusive base for every activity.

This combination of tower play, sensory exploration, inclusive swings, and age-appropriate challenges creates a welcoming and memorable destination that will serve the Nowicki Park community for many years.

