

**PROCEEDINGS OF  
CHARTER TOWNSHIP OF WEST BLOOMFIELD  
PARKS & RECREATION COMMISSION  
West Bloomfield Township Hall Boardroom  
West Bloomfield, Michigan**

**Special Commission Meeting  
Monday, April 21, 2025  
6:00 PM**

**APPROVED**

**CALL TO ORDER**

The meeting was called to order at 6:00 PM by Chairperson Brooks

**ROLL CALL**

Present: Chair Robert Brooks  
Secretary John Erich  
Treasurer Terrance Adams  
Commissioner Merv Aronoff  
Commissioner David Barash  
Commissioner Amy Mindell  
Commissioner Sally Wenczel

Staff Present: Kelly Hyer, Executive Director  
Chris Frey, Parks Superintendent  
Ashley Stokes, Recreation Supervisor  
Meagan Tehako, Marketing & Events Manager  
Stephanie Smith, Finance Manager  
Vincent Kirkwood, WB Township Trustee  
Carrie Manning, Recording Secretary

Absent: None

Public: Laura Hester, Owner's Rep  
Adam Gut, VP Frank Rewold & Sons

**PLEDGE OF ALLEGIANCE**

**PUBLIC FORUM-None present**

**APPROVAL OF AGENDA**

**Motion by Commissioner Aronoff, seconded by Commissioner Barash to approve the agenda.**

**Ayes: 7**

**Nays: 0**

**Absent: 0**

**Motion Carried: 7-0-0**

**ITEMS FROM THE TOWNSHIP LIAISON - No items for tonight.**

## NEW BUSINESS

A. Consideration for Approval of the Connect Community Center Bond Project Construction Manager Services firm to Frank Rewold & Sons.

Motion #1 by Commissioner Aronoff, seconded by Commissioner Barash to approve Pre-Construction Services for the addition and renovation of the Connect Community Center bond project to Frank Rewold & Sons at a cost not to exceed \$75,000. The Commission authorizes the Executive Director to execute the agreement, pending attorney review and approval, and incorporating any changes recommended by the attorney.

Ayes: 7

Nays: 0

Absent: 0

Motion Carried: 7-0-0

Motion #2 by Commissioner Barash, seconded by Commissioner Aronoff to approve to approve Frank Rewold & Sons as the Construction Manager as Constructor (CMC), with a Guaranteed Maximum Price (GMP) for Construction Services for the addition and renovation of the Connect Community Center bond project. The Agreement includes Construction Manager's obligations for Construction Phase services, based on the fee structure outlined in Frank Rewold & Sons' proposal. Final fees will be determined through a GMP amendment, based on a "Cost of the Work Plus Fee" arrangement, to be reviewed and approved by both the attorney and Commission, following the completion of bidding for the Construction Documents. The Commission authorizes the Executive Director to execute the agreement, pending attorney review and approval, and incorporating any changes recommended by the attorney.

Ayes: 7

Nays: 0

Absent: 0

Motion Carried: 7-0-0

Presented by Executive Director Hyer and owner's rep Laura Hester-  
Our Connect Community Center renovation and addition project is complex due to its location at the far southwest corner of the Civic Center Campus and its adjacency to wetlands. We also have a specific vision that includes multiple user groups and residents who expect extraordinary recreation programs and facilities. There is a complex combination of desired programs, including a senior center, nature center, gymnasium, and multi-purpose spaces, among others. We have assembled a team thus far that has demonstrated a strong commitment to our priorities of collaboration, sustainability, and attention to detail. Before posting, legal counsel and risk management reviewed the RFP/Q, draft General Conditions, and the draft A133 Agreement. Comments and minimums were incorporated into both documents which were included in the RFP. The RFP was opened on the Michigan Inter-governmental Trade Network (MITN) on 3/19/2025 and closed on 4/7/2025. Nine firms fully responded to the RFP. After careful

consideration, four firms were selected for the interview process. Of the four firms interviewed, the Committee narrowed the selection to three finalists based on the interviews. Further evaluation of these three firms against selection criteria resulted in two finalists: Clark Construction Company and Frank Rewold & Sons. The selection team unanimously agreed that both firms were fully capable of successfully delivering the Connect Community Center project. Both finalists had experienced Superintendents, and were able to highlight their capabilities on cost estimating, utilizing sustainable methods, etc. Ultimately, Rewold's recent project experience with the team that would be working on our project and established collaborative relationship with HED were the key differentiators in the final decision. Staff held several in-depth debrief sessions and conducted reference checks with representatives from West Bloomfield Township and Redford Township.

Commissioners' questions and discussion included criteria in the RFP and bids, who participated in the interview process and selection committee as well as a lengthy discussion regarding sustainability and LEED certification opportunities. Chair Brooks posed the idea of forming a sustainability subcommittee to explore opportunities related to construction of the Connect Community Center at the next Commission meeting. Adam Gut, Vice President of Frank Rewold & Sons spoke to the Commission regarding the history of his company and their experiences with similar construction projects and answered any questions from the Commission.

**PUBLIC FORUM-** None present.

**ANNOUNCEMENTS-** Commissioner Barash commented on how busy Drake Sports Park was when he drove through on Easter and was pleased to see all the amenities being utilized. Commissioner Wenczel reminded everyone of Earth Day events. Commissioner Mindell spoke about how grateful she was for Executive Director Hyer's leadership on the community center project.

## **ADJOURNMENT**

There being no further business before the Commission the meeting was adjourned at 7:09PM.

Reviewed by,  
**John Erich**

(As a permanent record, an audio tape of this meeting in its entirety is on file and will remain at the Parks and Recreation offices where it may be heard.)