



December 22, 2025

Darwin McClary  
Village Manager  
Village of Lake Orion  
21 E. Church St.  
Lake Orion, MI 48362

**RE: Year 2026 Sidewalk Improvement Program, District 2  
Village of Lake Orion  
Proposal for Professional Services**

Dear Mr. McClary:

Nowak & Fraus Engineers (NFE) appreciates the opportunity to submit our proposal for Professional Civil Engineering services for the Village of Lake Orion. According to your email dated November 11, 2025, you have requested our services to prepare bid documents, perform contract management, and material testing during construction. Please find detailed below a breakdown of our anticipated scope of services and associated fees.

#### **UNDERSTANDING OF THE PROJECT:**

Our office received your request to provide proposals for design, bidding and construction engineering services for certain 2026 Capital Improvement projects, among them the District #2 Sidewalk program, including costs for material testing. Last year, NFE prepared specifications and bid documents for the 2025 Sidewalk Improvement program covering streets in District #1 with existing sidewalks that required slab replacements on a time and material basis, and those documents will form the basis for the proposed updates.

As requested at that time, we also provided the Village with cost opinions for several streets within District #1 where gaps in the sidewalk system exist. It is our understanding that these gaps may become part of a sidewalk improvement program, if approved by the Village Council, at some point in the future. As the information currently available on the 2026 slab replacements indicates a very small potential project, we have included these "gap segments" as potential additions the Village may want to consider, to improve the economy of scale in bid responses.

#### **Engineering Services:**

1. Update contract and bid documents for 2026 slab replacement segments, bid process and contract award:  
NFE will utilize the information prepared for the 2025 Sidewalk Improvement program, updating various sections to clarify program implementation and oversight.
  - Verify final list, location, size, and pavement section of replacement slabs by consulting with Village personnel and visual review of available site reports / photographs / street views
  - Update Contract Documents for bidding, including list and map of slabs to be replaced.
  - Bid process, including pre-bid meeting, response to bidder's questions
  - Bid opening, verify pricing and issue bid tabulation
  - Confirm bidder's qualifications and issue recommendation to Village Council



- Prepare and issue Notice of Award, contract documents for execution by contractor and Village
2. Contract administration: NFE will provide contract administration services, including:
    - Pre-construction meeting/site walk with Contractor and Village
    - Process initial pay request and confirm quantities based on inspection reports
    - Prepare and issue punch list as needed
    - Final site walk / punch list confirmation
    - Process final pay request after final site walk
  3. Construction inspection and testing: NFE qualified personnel will:
    - Observe prepared base for compliance with contract requirements
    - Verify adequacy of forms / intended pour depth
    - Confirm required root removal and subgrade undercut/fill, if any
    - Observe concrete slump, collect material ticket(s), collect concrete samples and perform cylinder break tests (if requested)
    - Document construction and installed quantities via photographs and Inspector’s Daily Reports (IDRs).
  4. Survey, design, bid, and assist with contract execution for gap segments, according to requested cost opinions:
    - a. Church Street, south side between Lapeer St and Broadway St (note: actual gap extends from Lapeer St to Anderson St)
    - b. Slater Street, east side between Jackson St and Church St
    - c. Washington Street, west side between Shadbolt St and Jackson St (note: actual gap extends from Shadbolt St to Church St)
    - d. Florence Street, east side from Flint St to Blanche Sims
    - e. Hauxwell Drive, both sides from Flint St to dead end
  5. Contract administration, construction inspection and testing for gap segments, according to requested cost opinions:
    - a. Church Street, south side between Lapeer St and Broadway St (note: actual gap extends from Lapeer St to Anderson St)
    - b. Slater Street, east side between Jackson St and Church St
    - c. Washington Street, west side between Shadbolt St and Jackson St (note: actual gap extends from Shadbolt St to Church St)
    - d. Florence Street, east side from Flint St to Blanche Sims
    - e. Hauxwell Drive, both sides from Flint St to dead end

**FEES FOR SERVICES:**

**INITIAL FOR INCLUSION**

1. Update contract and bid documents, bid process and contract award:

**Lump Sum Fee: \$3,500**

2. Contract administration:

**Lump Sum Fee: \$2,300**



3. Construction inspection and testing:

**Per Inspector Day\*: \$750 Plus**  
**Concrete cylinder testing: Lump Sum \$100 Each**

\* **Inspector Day** is defined as one NFE testing/inspection engineer working an 8-hour day M-F. Based on the currently-shown extent of sidewalk repairs, consisting of approximately 1450 square feet and approximately 40 locations, we estimate the total number of Inspector Days required should not exceed 2. This can be structured in the contract documents as a pay item with bidders inputting their schedule and adding the total to the base bid price, for base bid comparison. In the event the chosen contractor exceeds their proposed Inspector Day count, the contractor must pay for the additional days. If they use less inspector time the unused portion of their as bid Inspector Day pay item is paid to them in the final application for payment.

4. Survey, design, bid, and assist with contract execution for gap segments, according to requested cost opinions

a. Church Street, south side between Lapeer St and Broadway St

**Lump Sum Fee: \$6,200**

b. Slater Street, east side between Jackson St and Church St

**Lump Sum Fee: \$4,900**

c. Washington Street, west side between Shadbolt St and Jackson St

**Lump Sum Fee: \$4,600**

d. Florence Street, east side from Flint St to Blanche Sims

**Lump Sum Fee: \$7,250**

e. Hauxwell Drive, both sides from Flint St to dead end

**Lump Sum Fee: \$43,800**

5. Contract administration, construction inspection and testing for gap segments, according to requested cost opinions

a. Church Street, south side between Lapeer St and Broadway St

**Lump Sum Fee: \$3,100**

b. Slater Street, east side between Jackson St and Church St

**Lump Sum Fee: \$2,450**



c. Washington Street, west side between Shadbolt St and Jackson St

**Lump Sum Fee: \$2,300**

d. Florence Street, east side from Flint St to Blanche Sims

**Lump Sum Fee: \$3,620**

e. Hauxwell Drive, both sides from Flint St to dead end

**Lump Sum Fee: \$21,900**

**SCOPE CLARIFICATIONS AND EXCLUSIONS:**

Additional Services: Any other services in relation to the sidewalk improvement program requested by the Village will be quoted separately or billed on an hourly basis according to our Village of Lake Orion hourly rate schedule.

Opinions of Probable Cost: Opinions of probable cost provided represent NFE’s best judgment as design professionals familiar with the construction industry; however, NFE has no control over the cost of labor, materials, equipment or services provided by others. Therefore, NFE cannot guarantee that proposals, bids or actual construction costs will not vary from the opinions of probable cost prepared by our firm.

**ACCEPTANCE AND AUTHORIZATION TO PROCEED:**

Provided this proposal meets with your approval, please sign, date and return a copy of this Work Authorization to our office. Receipt of your signed Work Authorization will serve as our authorization to proceed.

The above Proposal is valid if accepted within 30 days of its receipt.

Thank you for choosing Nowak & Fraus Engineers to provide Engineering and Surveying services to the Village of Lake Orion.

Sincerely,  
**Nowak & Fraus Engineers**

**Accepted and Approved By:**

Wendy E. Spence, PE  
Sr. Project Manager

\_\_\_\_\_  
(Signature)  
Darwin McClary, Village Manager

Dated: 12/22/2025

\_\_\_\_\_  
(Date)

Enclosure: 2025 “Sidewalk Gap” Cost Opinions  
Cc: Wesley Sanchez, DPW Director

NOWAK AND FRAUS ENGINEERS



48680 Van Dyke, Shelby Township, MI 48317  
(586) 739-0939

PROJECT: Lake Orion Sidewalk Gaps PRELIMINARY ESTIMATE OF COST  
PROJECT NO: O676

DATE: 2/17/2025

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>CHURCH ST. (BROADWAY TO LAPEER)</b>					
1	MOBILIZATION	1	LS	\$1,700.00	\$1,700.00
2	REMOVE LANDSCAPE TIMBERS	45	LF	\$25.00	\$1,125.00
3	REMOVE 4" CONCRETE SIDEWALK	12	SF	\$3.50	\$42.00
4	REMOVE SIDEWALK RAMP	30	SF	\$4.00	\$120.00
5	REMOVE CONCRETE CURB AND GUTTER	35	LF	\$11.00	\$385.00
6	REMOVE ASPHALT PAVEMENT	300	SF	\$2.50	\$750.00
7	EARTHWORK	1	LS	\$1,200.00	\$1,200.00
8	6" ASPHALT PAVEMENT	300	SF	\$9.50	\$2,850.00
9	6" 21AA AGGREGATE BASE	300	SF	\$2.50	\$750.00
10	IMPORT MDOT CLASS II SAND	10	CY	\$65.00	\$650.00
11	IRRIGATION ALLOWANCE	1	LS	\$450.00	\$450.00
12	12" ADS-N-12 PIPE	125	LF	\$40.00	\$5,000.00
13	2' DIA. INLET	1	EA	\$2,000.00	\$2,000.00
14	TAP EXISTING STRUCTURE	1	EA	\$1,500.00	\$1,500.00
15	GRAVEL SHOULDER	5	CY	\$35.00	\$175.00
16	4" CONCRETE SIDEWALK WITH 4" SAND BASE	1,065	SF	\$6.65	\$7,082.25
17	6" CONCRETE WITH 4" 21AA AGG. BASE	85	SF	\$8.00	\$680.00
18	18" CONCRETE CURB AND GUTTER	15	LF	\$20.00	\$300.00
19	A.D.A. HANDICAP RAMP	3	EA	\$900.00	\$2,700.00
20	CROSSWALK STRIPING	60	LF	\$4.00	\$240.00
21	SEED AND MULCH	300	SY	\$3.00	\$900.00
22	DETECTABLE WARNING	8	LF	\$40.00	\$320.00
23	LANDSCAPE RESTORATION ALLOWANCE	1	LS	\$800.00	\$800.00
24	INLET FILTERS	2	EA	\$200.00	\$400.00
25	SILT FENCE	400	FT	\$2.00	\$800.00
26	PLANT MIX FOR BEDS (12" DEPTH)	5	CY	\$15.00	\$75.00
CHURCH ST. (BROADWAY TO LAPEER) SUBTOTAL =					\$30,919.25
CONTINGENCY (20%)					\$6,183.85
ENGINEERING ALLOWANCE					\$6,183.85
CONSTRUCTION ADMIN / INSPECTION					\$3,091.93
CHURCH ST. (BROADWAY TO LAPEER) TOTAL =					\$46,378.88

THE ABOVE IS AN ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS FOR THE SITE. NO GUARANTEE IS EXPRESSED OR IMPLIED CONCERNING THEIR ACCURACY OR COMPLETENESS. FINAL/ACTUAL CONSTRUCTION COSTS WILL VARY FROM THE NUMBERS PRESENTED HEREIN SINCE ACTUAL CONSTRUCTION COSTS WILL BE DETERMINED BY CONTRACTORS THROUGH A BIDDING PROCESS OR OTHER OWNER SELECTION PROCESS.

NOWAK AND FRAUS ENGINEERS



48680 Van Dyke, Shelby Township, MI 48317  
(586) 739-0939

PROJECT: N. Slater - Jackson to Church PRELIMINARY ESTIMATE OF COST  
PROJECT NO: O676

DATE: 2/17/2025

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>N. SLATER ST. (JACKSON TO CHURCH)</b>					
1	MOBILIZATION	1	LS	\$1,700.00	\$1,700.00
2	REMOVE ASPHALT PAVEMENT	166	SF	\$2.50	\$415.00
3	REMOVE SIDEWALK RAMP	180	SF	\$4.00	\$720.00
4	REMOVE BRICK PAVERS	276	SF	\$6.00	\$1,656.00
5	EARTHWORK	1	LS	\$1,200.00	\$1,200.00
6	6" 21AA AGGREGATE BASE	80	SF	\$2.50	\$200.00
7	IMPORT MDOT CLASS II SAND	5	CY	\$65.00	\$325.00
8	IRRIGATION ALLOWANCE	1	LS	\$450.00	\$450.00
9	4" CONCRETE SIDEWALK WITH 4" SAND BASE	1,040	SF	\$6.65	\$6,916.00
10	6" CONCRETE WITH 4" 21AA AGG. BASE	160	SF	\$8.00	\$1,280.00
11	A.D.A. HANDICAP RAMP	5	EA	\$900.00	\$4,500.00
12	SEED AND MULCH	730	SY	\$3.00	\$2,190.00
13	DETECTABLE WARNING	20	LF	\$40.00	\$800.00
14	LANDSCAPE RESTORATION ALLOWANCE	1	LS	\$1,000.00	\$1,000.00
15	INLET FILTERS	3	EA	\$200.00	\$600.00
16	SILT FENCE	276	FT	\$2.00	\$552.00
17	REMOVE TREES 19"-36" DIA.	1	EA	\$8.00	\$8.00
18	CROSSWALK STRIPING	90	LF	\$20.00	\$1,800.00
N. SLATER ST. (JACKSON TO CHURCH) SUBTOTAL =					\$24,512.00
CONTINGENCY (20%)					\$4,902.40
ENGINEERING ALLOWANCE					\$4,902.40
CONSTRUCTION ADMIN / INSPECTION					\$2,451.20
N. SLATER ST. (JACKSON TO CHURCH) TOTAL =					\$36,768.00

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48680 Van Dyke, Shelby Township, MI 48317  
(586) 739-0939

PROJECT: Lake Orion Sidewalk Gaps PRELIMINARY ESTIMATE OF COST  
PROJECT NO: Washington St (Shadbolt to Jackson)

DATE: 2/17/2025

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>WASHINGTON ST (SHADBOLT TO JACKSON)</b>					
1	MOBILIZATION	1	LS	\$1,100.00	\$1,100.00
2	REMOVE SIDEWALK RAMP	1	LS	\$1,200.00	\$1,200.00
3	REMOVE ASPHALT PAVEMENT	46	SF	\$2.50	\$115.00
4	REMOVE CONCRETE PAVEMENT	114	SF	\$3.00	\$342.00
5	EARTHWORK	1	LS	\$1,200.00	\$1,200.00
6	IRRIGATION ALLOWANCE	1	LS	\$450.00	\$450.00
7	4" CONCRETE SIDEWALK WITH 4" SAND BASE	1,040	SF	\$6.65	\$6,916.00
8	6" CONCRETE WITH 4" 21AA AGG. BASE	160	SF	\$8.00	\$1,280.00
9	A.D.A. HANDICAP RAMP	5	EA	\$900.00	\$4,500.00
10	CROSSWALK STRIPING	98	LF	\$4.00	\$392.00
11	SEED AND MULCH	730	SY	\$3.00	\$2,190.00
12	DETECTABLE WARNING	12	LF	\$40.00	\$480.00
13	LANDSCAPE RESTORATION ALLOWANCE	1	LS	\$800.00	\$800.00
14	INLET FILTERS	3	EA	\$200.00	\$600.00
15	SILT FENCE	231	FT	\$2.00	\$462.00
16	IMPORT MDOT CLASS II SAND	5	CY	\$65.00	\$325.00
17	REMOVE TREE 6"-18" DIA.	1	EA	\$600.00	\$600.00
WASHINGTON ST (SHADBOLT TO JACKSON) SUBTOTAL =					\$22,952.00
CONTINGENCY (20%)					\$4,590.40
ENGINEERING ALLOWANCE					\$4,590.40
CONSTRUCTION ADMIN / INSPECTION					\$2,295.20
WASHINGTON ST (SHADBOLT TO JACKSON) TOTAL =					\$34,428.00

THE ABOVE IS AN ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS FOR THE SITE. NO GUARANTEE IS EXPRESSED OR IMPLIED CONCERNING THEIR ACCURACY OR COMPLETENESS. FINAL/ACTUAL CONSTRUCTION COSTS WILL VARY FROM THE NUMBERS PRESENTED HEREIN SINCE ACTUAL CONSTRUCTION COSTS WILL BE DETERMINED BY CONTRACTORS THROUGH A BIDDING PROCESS OR OTHER OWNER SELECTION PROCESS.

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48680 Van Dyke, Shelby Township, MI 48317  
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PROJECT: Lake Orion Sidewalk Gaps PRELIMINARY ESTIMATE OF COST  
PROJECT NO: O676 FLORENCE ST

DATE: 2/17/2025

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>FLORENCE ST. (FLINT TO BLANCHE SIMS SCHOOL)</b>					
1	MOBILIZATION	1	LS	\$1,600.00	\$1,600.00
2	REMOVE-REPLACE MAILBOX/SIGN	9	EA	\$125.00	\$1,125.00
3	REMOVE SIDEWALK RAMP	130	SF	\$4.00	\$520.00
4	REMOVE TREE 6"-18" DIA.	1	EA	\$600.00	\$600.00
5	REMOVE SHRUB	1	EA	\$200.00	\$200.00
6	REMOVE ASPHALT PAVEMENT	290	SF	\$2.50	\$725.00
7	REMOVE CONCRETE PAVEMENT	100	SF	\$3.00	\$300.00
8	EARTHWORK	1	LS	\$1,800.00	\$1,800.00
9	IRRIGATION ALLOWANCE	1	LS	\$600.00	\$600.00
10	4" CONCRETE SIDEWALK WITH 4" SAND BASE	2,685	SF	\$6.65	\$17,855.25
11	6" CONCRETE WITH 4" 21AA AGG. BASE	450	SF	\$8.00	\$3,600.00
12	A.D.A. HANDICAP RAMP	2	EA	\$900.00	\$1,800.00
13	CROSSWALK STRIPING	60	LF	\$4.00	\$240.00
14	SEED AND MULCH	560	SY	\$3.00	\$1,680.00
15	DETECTABLE WARNING	22	LF	\$40.00	\$880.00
16	LANDSCAPE RESTORATION ALLOWANCE	1	LS	\$800.00	\$800.00
17	INLET FILTERS	4	EA	\$200.00	\$800.00
18	SILT FENCE	538	FT	\$2.00	\$1,076.00
FLORENCE ST. (FLINT TO BLANCHE SIMS SCHOOL) SUBTOTAL =					\$36,201.25
CONTINGENCY (20%)					\$7,240.25
ENGINEERING ALLOWANCE					\$7,240.25
CONSTRUCTION ADMIN / INSPECTION					\$3,620.13
FLORENCE ST. (FLINT TO BLANCHE SIMS SCHOOL) TOTAL =					\$54,301.88

THE ABOVE IS AN ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS FOR THE SITE. NO GUARANTEE IS EXPRESSED OR IMPLIED CONCERNING THEIR ACCURACY OR COMPLETENESS. FINAL/ACTUAL CONSTRUCTION COSTS WILL VARY FROM THE NUMBERS PRESENTED HEREIN SINCE ACTUAL CONSTRUCTION COSTS WILL BE DETERMINED BY CONTRACTORS THROUGH A BIDDING PROCESS OR OTHER OWNER SELECTION PROCESS.

**Easement for walk may be needed. Mailboxes will need to be house mounted.**

NOWAK AND FRAUS ENGINEERS



48680 Van Dyke, Shelby Township, MI 48317  
(586) 739-0939

PROJECT: Lake Orion Sidewalk Gaps PRELIMINARY ESTIMATE OF COST  
PROJECT NO: O676 - Hauxwell Drive

DATE: 2/17/2025

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>HAUXWELL DRIVE (FLINT ST TO DEAD END)</b>					
1	MOBILIZATION	1	LS	\$9,000.00	\$9,000.00
2	REMOVE TREE 6"-18" DIA.	14	EA	\$600.00	\$8,400.00
3	REMOVE TREES 19"-36" DIA.	3	EA	\$1,200.00	\$3,600.00
4	REMOVE LANDSCAPE TIMBERS	16	LF	\$25.00	\$400.00
5	REMOVE 4" CONCRETE SIDEWALK	926	SF	\$3.50	\$3,241.00
6	REMOVE CONCRETE PAVEMENT	755	SF	\$3.00	\$2,265.00
7	REMOVE ASPHALT PAVEMENT	1,520	SF	\$2.50	\$3,800.00
8	SAWCUT 4" PAVEMENT	920	LF	\$2.35	\$2,162.00
9	REMOVE LANDSCAPE PAVERS/BRICKS	205	SF	\$10.00	\$2,050.00
10	RELOCATE UTILITY POLE	8	EA	\$1,000.00	\$8,000.00
11	EARTHWORK	1	LS	\$9,000.00	\$9,000.00
12	IRRIGATION ALLOWANCE	1	LS	\$1,200.00	\$1,200.00
13	ADJUST STRUCTURE COVER	5	EA	\$1,000.00	\$5,000.00
14	4" CONCRETE SIDEWALK WITH 4" SAND BASE	15,367	SF	\$6.65	\$102,190.55
15	6" CONCRETE WITH 4" 21AA AGG. BASE	2,945	SF	\$8.00	\$23,560.00
16	A.D.A. HANDICAP RAMP	16	EA	\$900.00	\$14,400.00
17	CROSSWALK STRIPING	94	LF	\$4.00	\$376.00
18	SEED AND MULCH	1,909	SY	\$3.00	\$5,727.00
19	DETECTABLE WARNING	112	LF	\$40.00	\$4,480.00
20	LANDSCAPE RESTORATION ALLOWANCE	1	LS	\$1,800.00	\$1,800.00
21	INLET FILTERS	8	EA	\$200.00	\$1,600.00
22	SILT FENCE	3,500	FT	\$2.00	\$7,000.00
HAUXWELL DRIVE (FLINT ST TO DEAD END) SUBTOTAL =					\$219,251.55
CONTINGENCY (20%)					\$43,850.31
ENGINEERING ALLOWANCE					\$43,850.31
CONSTRUCTION ADMIN / INSPECTION					\$21,925.16
HAUXWELL DRIVE (FLINT ST TO DEAD END) TOTAL =					\$328,877.33

THE ABOVE IS AN ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS FOR THE SITE. NO GUARANTEE IS EXPRESSED OR IMPLIED CONCERNING THEIR ACCURACY OR COMPLETENESS. FINAL/ACTUAL CONSTRUCTION COSTS WILL VARY FROM THE NUMBERS PRESENTED HEREIN SINCE ACTUAL CONSTRUCTION COSTS WILL BE DETERMINED BY CONTRACTORS THROUGH A BIDDING PROCESS OR OTHER OWNER SELECTION PROCESS.