



October 7, 2026

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

**RE: 2026 Pavement Improvements
Local Streets west of M-24, east of Lake Orion
Village of Lake Orion
Estimate for Final SAD Project Costs**

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. This is for completion of the 2026 Street Improvement Program, Contract A, and include estimates of professional services not previously detailed in our original proposal. Please find detailed below a breakdown of our anticipated scope of services and associated fees.

You will recall that our earlier proposal was expanded by action of the Village Council to include an area to the north, Contract B. During our first billing cycle, we separated the total costs into costs attributable to each of the two street contracts, and left staking, inspection, and testing as time and materials. In order to determine a final amount to assess, we have estimated costs for the remaining and additional services not detailed or not included in the original proposal.

Attached to this letter is our Total Project Cost Opinion, prepared to generate an overall assessable total cost. You will note that with our estimate of costs required for construction inspection as well as costs estimated for SAD Methodology and Resident Interactions, the total assessable amount utilized is **\$909,150**. This includes:

- Contract A construction costs as bid and corrected, including the Alternate and a 10% contingency;
- Contract A Design Costs (lump sum, under contract);
- TEDB Grant implementation costs (lump sum, under contract);
- Contract A Construction Administration (lump sum, under contract);
- Hourly estimates for Inspection and Testing (based on contractor's current schedule); and
- Frontage determination, SAD list preparation, map, assessment methodologies for consideration, spreading of the costs under different methods, and resident meetings / interactions (meetings, in person and virtual, email responses).

With Village Administration approval, we are coordinating with the construction contractor, Diamond Excavating, to value engineer certain aspects of the site with the intent to improve overall site drainage where feasible. This is being coordinated with the overall construction budget. Once the existing asphalt overlay on Flint Street has been removed, we should have a clearer understanding of the need for the contingency, if any.

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:

A handwritten signature in blue ink that reads 'Wendy E. Spence'.

Wendy E. Spence, PE
Sr. Project Manager

(Signature)
Darwin McClary, Village Manager

Dated: 10/7/26

(Date)

Enclosure: Village of Lake Orion Discounted Rate Schedule
Total SAD Cost Opinion
SAD List with three Methods
Assessment Methodology calculations
SAD Map

Village of Lake Orion
2021 DISCOUNTED FEE SCHEDULE



Personnel	Hourly Rate
Corporate Principal	\$ 150.00
Senior Associate	\$ 135.00
Associate	\$ 125.00
ALTA Survey Manager	\$ 130.00
Land Surveyor/Field Coordinator	\$ 120.00
Plat Manager	\$ 120.00
CAD Manager	\$ 120.00
Senior Project Manager	\$ 125.00
Project Manager	\$ 115.00
Registered Landscape Architect	\$ 96.00
Project Engineer	\$ 110.00
Engineer III	\$ 105.00
Engineer II	\$ 95.00
Engineer I	\$ 85.00
Engineering Technician III	\$ 95.00
Engineering Technician II	\$ 85.00
Engineering Technician I	\$ 80.00
Senior Testing/Inspection Engineer	\$ 82.00
Testing/Inspection Engineer	\$ 75.00
Engineering Assistant	\$ 65.00
Survey Crew – 3 Person	\$ 175.00
Survey Crew – 2 Person	\$ 145.00
Survey Crew – 1 Person	\$ 110.00
Land Survey Technician	\$ 95.00

Survey Crew size will be determined on a per project basis.

Reimbursable Expenses:

Round trip vehicle mileage from the NFE offices will be charged \$0.56 per mile, when identified in the Work Authorization as a reimbursable expense.

The following expenses, when incurred in direct connection with the project, will be charged at the rates indicated (includes handling):

Courier services and project related purchases	Cost + 15%
Prints	\$2.00 Each
Oversize Prints	\$3.00 Each
Mylars & Vellums	\$20.00 Each
Express Deliveries	\$25.00 Each
Electronic Data Transfer - CD	\$100.00 Each
Electronic Data Transfer - Email	Hourly
Subconsultants	Fee + 10%
Traffic Counter	\$50.00/Day

Village of Lake Orion
2026 Street Improvements, Contract A
Total Project Cost Opinion

 VILLAGE OF LAKE ORION 2026 STREET IMPROVEMENTS CONTRACT A, with Alternate CONTRACT "A" - CATEGORY B GRANT #879 Grove St, Clare St, Lake St, Flint St, Andrews St, Axford St, North Shore Dr				Diamond Excavating, LLC 4340 N State Rd Davison, MI 48423 O: 810-658-2638, C: 810-358-8956 Derrickdiamond21@yahoo.com diamondexcavating21@gmail.com		
BID DATE: 18-Aug-26		41 ITEMS PARTICIPATING				
PROJECT # P230						
MDOT Item Code	Item Description - PARTICIPATING COSTS	Estimated Quantities	Unit	Unit Price	Bidder's Amount	Computed Amount
1027060	_ Reimbursed Permit Fees	1	Dlr	\$2,500.00	\$2,500.00	\$2,500.00
1500001	Mobilization, Max. 5%	1	Lsum	\$35,000.00	\$35,000.00	\$35,000.00
2017011	_ Pavt, Rem, Modified	179	Syd	\$24.00	\$4,296.00	\$4,296.00
2040055	Sidewalk, Rem	132	Syd	\$20.00	\$2,640.00	\$2,640.00
2050016	Excavation, Earth	24	Cyd	\$45.00	\$1,080.00	\$1,080.00
2050043	Subgrade Undercutting, Type IV, 21AA	82	Cyd	\$65.00	\$5,330.00	\$5,330.00
2080020	Erosion Control, Inlet Protection, Fabric Drop	28	Ea	\$95.00	\$2,660.00	\$2,660.00
2080036	Erosion Control, Silt Fence	6,614	Ft	\$1.00	\$6,614.00	\$6,614.00
3020026	Aggregate Base, 10 inch	100	Syd	\$62.00	\$6,200.00	\$6,200.00
3050002	HMA Base Crushing and Shaping	4,901	Syd	\$3.95	\$19,358.95	\$19,358.95
3050010	Material, Surplus and Unsuitable, Rem, LM	32	Cyd	\$45.00	\$1,440.00	\$1,440.00
3077011	_ Shld, Cl II, 4 inch, Modified	807	Syd	\$29.00	\$23,403.00	\$23,403.00
3077011	_ Shld, Cl II, 2 inch, Modified	207	Syd	\$18.00	\$3,726.00	\$3,726.00
4027001	_ Sewer, CPE, 6 inch, Tr Det B	38	Ft	\$110.00	\$4,180.00	\$4,180.00
4027001	_ Trench Drain, Type 1	10	Ft	\$180.00	\$1,800.00	\$1,800.00
4027002	_ Trench Drain, Type 2	334	Ft	\$185.00	\$61,790.00	\$61,790.00
4030005	Dr Structure Cover, Adj, Case 1	12	Ea	\$1,000.00	\$12,000.00	\$12,000.00
4030210	Dr Structure, 48 inch dia	3	Ea	\$5,800.00	\$17,400.00	\$17,400.00
4030306	Dr Structure, Tap, 6 inch	3	Ea	\$395.00	\$1,185.00	\$1,185.00
4037050	_ Dr Structure Cover, WM, Modified	13	Ea	\$1,000.00	\$13,000.00	\$13,000.00
5010001	Pavt, Cleaning (Flint Street)	1	Lsum	\$1,000.00	\$1,000.00	\$1,000.00
5010001	Pavt, Cleaning (Clare Street, Axford Street, Andrews Street)	1	Lsum	\$1,000.00	\$1,000.00	\$1,000.00
5010002	Cold Milling HMA Surface (Axford Street, Andrews Street)	157	Syd	\$15.00	\$2,355.00	\$2,355.00
5010005	HMA Surface, Rem	6,228	Syd	\$3.00	\$18,684.00	\$18,684.00
5012024	HMA, 4EL	1,268	Ton	\$134.00	\$169,912.00	\$169,912.00
5012036	HMA, 5EL	1,385	Ton	\$141.00	\$195,285.00	\$195,285.00
6030090	Saw Cut, Intermediate	372	Ft	\$2.75	\$1,023.00	\$1,023.00
8027001	_ Valley Gutter, Conc, Modified	103	Ft	\$34.00	\$3,502.00	\$3,502.00
8027001	_ Curb and Gutter, Conc, Det F2, Modified	50	Ft	\$38.00	\$1,900.00	\$1,900.00
8030010	Detectable Warning Surface	95	Ft	\$65.00	\$6,175.00	\$6,175.00
8030030	Curb Ramp Opening, Conc	108	Ft	\$39.00	\$4,212.00	\$4,212.00
8030044	Sidewalk, Conc, 4 inch	883	Sft	\$8.00	\$7,064.00	\$7,064.00
8032002	Curb Ramp, Conc, 6 inch	564	Sft	\$10.00	\$5,640.00	\$5,640.00
8110044	Pavt Mrkg, Ovly Cold Plastic, 18 inch, Stop Bar	158	Ft	\$15.00	\$2,370.00	\$2,370.00
8110126	Pavt Mrkg, Regular Dry, 4 inch, Yellow	1,971	Ft	\$0.75	\$1,478.25	\$1,478.25
8110153	Pavt Mrkg, Sprayable Thermopl, 4 inch, White	520	Ft	\$5.00	\$2,600.00	\$2,600.00
8127051	_ Traffic Control and Maintenance	1	Lsum	\$55,000.00	\$55,000.00	\$55,000.00
8130010	Riprap, Plain	133	Syd	\$30.00	\$3,990.00	\$3,990.00
8167011	_ Surface Restoration	1	Lsum	\$3,500.00	\$3,500.00	\$3,500.00
8252145	Sanitary Structure Cover, Adj, Case 1	20	Ea	\$1,000.00	\$20,000.00	\$20,000.00
8507051	_ Audio Visual Record of the Construction Influence Area	1	Lsum	\$2,500.00	\$2,500.00	\$2,500.00
BASE BID Subtotal Construction Cost A:						\$734,793.20
MDOT Item Code	Alternate - Item Description: Treat Clare, Axford and Andrews as HMA Crushing and Shaping with 4" HMA overlay to match expected lifespan of other streets in project, per Geotechnical report.	Estimated Quantities	Unit	Unit Price Must Match Above	Bidder's Amount	Computed Amount
3050002	HMA Base Crushing and Shaping (add Clare, Axford, Andrews)	+1,132	Syd	\$3.95	\$4,471.40	\$4,471.40
3077011	_ Shld, Cl II, 4 inch, Modified (add Clare, Axford and Andrews)	+207	Syd	\$29.00	\$6,003.00	\$6,003.00
3077011	_ Shld, Cl II, 2 inch, Modified (remove Clare, Axford, Andrews)	-207	Syd	\$18.00	-\$3,726.00	-\$3,726.00
5010001	Pavt, Cleaning (remove Clare, Axford, Andrews)	-1	Lsum	\$1,000.00	-\$1,500.00	-\$1,000.00
5010002	Cold Milling HMA Surface (remove Axford Street, Andrews Str	-157	Syd	\$15.00	-\$2,355.00	-\$2,355.00
5012024	HMA, 4EL (add Clare, Axford, Andrews)	+122	Ton	\$134.00	\$16,348.00	\$16,348.00
5012036	HMA, 5EL (remove FILL from cold milled Axford St, Andrews St)	-18	Ton	\$141.00	-\$2,538.00	-\$2,538.00
6030090	Saw Cut, Intermediate (remove Clare, Axford, Andrews)	-66	Ft	\$2.75	-\$181.50	-\$181.50
Subtotal ALTERNATES:				\$16,521.90		\$17,021.90
Subtotal Construction Cost A with ALTERNATES:				\$751,315.10		\$751,815.10

Total Construction Cost, As Bid, Corrected, including Alternate	\$751,815.10
Contingency, 10%	\$75,184.90
Construction plus 10% Contingency	\$827,000.00
Design, Contract A, LS	\$35,112.00
TEDF Grant Impementation, LS	\$6,000.00
Construction Admin, LS	\$17,630.00
Inspection and Testing, Estimate	\$17,408.00
SAD Methodolgy and Resident Interaction, Estimate	\$6,000.00
	\$909,150.00

Village of Lake Orion
2026 Street Improvements, Contract A
Special Assessment Options

# Unit	Tax ID per SO	Site Address If Different	Address #	Street	Frontage	Frontage Factor	Assessible Frontage	Cost per Front Foot, NO UNIT \$102.1120	TOTAL ASSESSMENT	Unit Assessment 25% \$1,402.54	Cost per Front Foot, WITH UNIT \$76.5841	TOTAL ASSESSMENT	UNIT \$1000 & \$500, per Frontage Factor	Cost per Front Foot, WITH UNIT \$86.8762	TOTAL ASSESSMENT
1	09-02-332-001		191	N. North Shore	90.00	1	90.00	\$9,190.07	\$9,190.07	\$1,402.54	\$6,892.57	\$8,295.11	\$1,000.00	\$7,818.85	\$8,818.85
2	09-02-332-002		173	N. North Shore	40.50	1	40.50	\$4,135.54	\$4,135.54	\$1,402.54	\$3,101.66	\$4,504.20	\$1,000.00	\$3,518.49	\$4,518.49
3	09-02-332-003		165	N. North Shore	42.00	1	42.00	\$4,288.70	\$4,288.70	\$1,402.54	\$3,216.53	\$4,619.07	\$1,000.00	\$3,648.80	\$4,648.80
4	09-02-332-006		135	N. North Shore	45.00	1	45.00	\$4,595.04	\$4,595.04	\$1,402.54	\$3,446.28	\$4,848.82	\$1,000.00	\$3,909.43	\$4,909.43
5	09-02-332-007		127	N. North Shore	20.00	1	20.00	\$2,042.24	\$2,042.24	\$1,402.54	\$1,531.68	\$2,934.22	\$1,000.00	\$1,737.51	\$2,737.51
6	09-02-332-008		121	N. North Shore	25.00	1	25.00	\$2,552.80	\$2,552.80	\$1,402.54	\$1,914.60	\$3,317.14	\$1,000.00	\$2,171.90	\$3,171.90
7	09-02-332-011		65	N. North Shore	56.00	1	56.00	\$5,718.27	\$5,718.27	\$1,402.54	\$4,288.71	\$5,691.25	\$1,000.00	\$4,865.07	\$5,865.07
8	09-02-332-012		55	N. North Shore	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
9	09-02-332-013		45	N. North Shore	103.00	1	103.00	\$10,517.53	\$10,517.53	\$1,402.54	\$7,888.17	\$9,290.71	\$1,000.00	\$8,948.24	\$9,948.24
10	09-02-332-014		25	N. North Shore	53.00	1	53.00	\$5,411.94	\$5,411.94	\$1,402.54	\$4,058.96	\$5,461.50	\$1,000.00	\$4,604.44	\$5,604.44
11	09-02-332-016		7	N. North Shore	66.50	1	66.50	\$6,790.44	\$6,790.44	\$1,402.54	\$5,092.84	\$6,495.38	\$1,000.00	\$5,777.26	\$6,777.26
12	09-02-332-017		15	N. North Shore	26.45	1	26.45	\$2,700.86	\$2,700.86	\$1,402.54	\$2,025.65	\$3,428.19	\$1,000.00	\$2,297.88	\$3,297.88
13	09-02-332-019		83	N. North Shore	102.00	1	102.00	\$10,415.41	\$10,415.41	\$1,402.54	\$7,811.58	\$9,214.12	\$1,000.00	\$8,861.36	\$9,861.36
14	09-02-332-020		159	N. North Shore	107.50	1	107.50	\$10,977.03	\$10,977.03	\$1,402.54	\$8,232.80	\$9,635.34	\$1,000.00	\$9,339.18	\$10,339.18
15	09-02-332-021		115	N. North Shore	63.00	1	63.00	\$6,433.05	\$6,433.05	\$1,402.54	\$4,824.80	\$6,227.34	\$1,000.00	\$5,473.20	\$6,473.20
16	09-02-332-022		95	N. North Shore	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
17	09-02-333-008		138	N. North Shore	87.18	0.5	43.59	\$4,451.06	\$4,451.06	\$1,402.54	\$3,338.30	\$4,740.84	\$500.00	\$3,786.93	\$4,286.93
18	09-02-333-009		126	N. North Shore	33.03	0.5	16.52	\$1,686.38	\$1,686.38	\$1,402.54	\$1,264.79	\$2,667.33	\$500.00	\$1,434.75	\$1,934.75
19	09-02-333-011		94	N. North Shore	61.50	0.5	30.75	\$3,139.94	\$3,139.94	\$1,402.54	\$2,354.96	\$3,757.50	\$500.00	\$2,671.44	\$3,171.44
20	09-02-333-012		84	N. North Shore	53.00	0.5	26.50	\$2,705.97	\$2,705.97	\$1,402.54	\$2,029.48	\$3,432.02	\$500.00	\$2,302.22	\$2,802.22
21	09-02-333-013		72	N. North Shore	32.00	0.5	16.00	\$1,633.79	\$1,633.79	\$1,402.54	\$1,225.35	\$2,627.89	\$500.00	\$1,390.01	\$1,890.01
22	09-02-333-014		64	N. North Shore	35.00	0.5	17.50	\$1,786.96	\$1,786.96	\$1,402.54	\$1,340.22	\$2,742.76	\$500.00	\$1,520.32	\$2,020.32
23	09-02-333-015		56	N. North Shore	64.00	0.5	32.00	\$3,267.58	\$3,267.58	\$1,402.54	\$2,450.69	\$3,853.23	\$500.00	\$2,780.04	\$3,280.04
24	09-02-333-016		44	N. North Shore	64.00	0.5	32.00	\$3,267.58	\$3,267.58	\$1,402.54	\$2,450.69	\$3,853.23	\$500.00	\$2,780.04	\$3,280.04
25	09-02-333-018		348	W. Flint	60.00	0.5	30.00	\$3,063.36	\$3,063.36	\$1,402.54	\$2,297.52	\$3,700.06	\$500.00	\$2,606.29	\$3,106.29
26	09-02-333-019		172	N. North Shore	92.67	0.5	46.34	\$4,731.36	\$4,731.36	\$1,402.54	\$3,548.52	\$4,951.06	\$500.00	\$4,025.41	\$4,525.41
27	09-02-333-021		358	W. Flint	43.00	0.5	21.50	\$2,195.41			\$1,646.56		\$500.00	\$1,867.83	
27	09-02-333-021			N. North Shore	128.00	0.5	64.00	\$6,535.16	\$8,730.57	\$1,402.54	\$4,901.38	\$7,950.48	\$500.00	\$5,560.07	\$8,427.90
28	09-02-333-022		34	N. North Shore	64.00	0.5	32.00	\$3,267.58	\$3,267.58	\$1,402.54	\$2,450.69	\$3,853.23	\$500.00	\$2,780.04	\$3,280.04
29	09-02-333-023		146	N. North Shore	87.18	0.5	43.59	\$4,451.06	\$4,451.06	\$1,402.54	\$3,338.30	\$4,740.84	\$500.00	\$3,786.93	\$4,286.93
30	09-02-333-026		116	N. North Shore	54.76	0.5	27.38	\$2,795.83	\$2,795.83	\$1,402.54	\$2,096.87	\$3,499.41	\$500.00	\$2,378.67	\$2,878.67
31	09-02-333-027		106	N. North Shore	56.90	0.5	28.45	\$2,905.09	\$2,905.09	\$1,402.54	\$2,178.82	\$3,581.36	\$500.00	\$2,471.63	\$2,971.63
32	09-02-334-013		328	W. Flint	70.00	0.5	35.00	\$3,573.92	\$3,573.92	\$1,402.54	\$2,680.44	\$4,082.98	\$500.00	\$3,040.67	\$3,540.67
33	09-02-334-014		318	W. Flint	55.00	1	55.00	\$5,616.16	\$5,616.16	\$1,402.54	\$4,212.13	\$5,614.67	\$1,000.00	\$4,778.19	\$5,778.19
34	09-02-334-015		306	W. Flint	55.00	0.5	27.50	\$2,808.08	\$2,808.08	\$1,402.54	\$2,106.06	\$3,508.60	\$500.00	\$2,389.09	\$2,889.09
35	09-02-376-001		8	S. North Shore	62.76	1	62.76	\$6,408.54	\$6,408.54	\$1,402.54	\$4,806.42	\$6,208.96	\$1,000.00	\$5,452.34	\$6,452.34
36	09-02-376-002		16	S. North Shore	63.24	1	63.24	\$6,457.55	\$6,457.55	\$1,402.54	\$4,843.18	\$6,245.72	\$1,000.00	\$5,494.04	\$6,494.04
37	09-02-376-003		416	Lake Street	148.00	0.5	74.00	\$7,556.28			\$5,667.22		\$500.00	\$6,428.83	
37	09-02-376-003			S. North Shore	60.00	0.5	30.00	\$3,063.36	\$10,619.64	\$1,402.54	\$2,297.52	\$9,367.28	\$500.00	\$2,606.29	\$10,035.12
38	09-02-377-001		357	W. Flint	66.00	0.5	33.00	\$3,369.70			\$2,527.28		\$500.00	\$2,866.91	
38	09-02-377-001			S. North Shore	93.00	0.5	46.50	\$4,748.21	\$8,117.91	\$1,402.54	\$3,561.16	\$7,490.98	\$500.00	\$4,039.74	\$7,906.65
39	09-02-377-002		341	W. Flint	75.00	1	75.00	\$7,658.39	\$7,658.39	\$1,402.54	\$5,743.81	\$7,146.35	\$1,000.00	\$6,515.71	\$7,515.71
40	09-02-377-003		325	W. Flint	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
41	09-02-377-004		317	W. Flint	105.00	0.5	52.50	\$5,360.88			\$4,020.67		\$500.00	\$4,561.00	

Village of Lake Orion
2026 Street Improvements, Contract A
Special Assessment Options

# Unit	Tax ID per SO	Site Address If Different	Address #	Street	Frontage	Frontage Factor	Assessible Frontage	Cost per Front Foot, NO UNIT \$102.1120	TOTAL ASSESSMENT	Unit Assessment 25% \$1,402.54	Cost per Front Foot, WITH UNIT \$76.5841	TOTAL ASSESSMENT	UNIT \$1000 & \$500, per Frontage Factor	Cost per Front Foot, WITH UNIT \$86.8762	TOTAL ASSESSMENT
41	09-02-377-004			S. Axford	90.00	0.5	45.00	\$4,595.04	\$9,955.92	\$1,402.54	\$3,446.28	\$8,869.49	\$500.00	\$3,909.43	\$9,470.43
	09-02-377-005		Axford ROW		0.00			\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
42	09-02-377-006		352	Lake Street	44.00	0.5	22.00	\$2,246.46			\$1,684.85		\$500.00	\$1,911.27	
42	09-02-377-006			S. North Shore	93.00	0.5	46.50	\$4,748.21	\$6,994.67	\$1,402.54	\$3,561.16	\$6,648.55	\$500.00	\$4,039.74	\$6,951.01
43	09-02-377-009		326	Lake Street	45.00	1	45.00	\$4,595.04	\$4,595.04	\$1,402.54	\$3,446.28	\$4,848.82	\$1,000.00	\$3,909.43	\$4,909.43
44	09-02-377-010		318	Lake Street	45.00	1	45.00	\$4,595.04	\$4,595.04	\$1,402.54	\$3,446.28	\$4,848.82	\$1,000.00	\$3,909.43	\$4,909.43
45	09-02-377-011		32	S. Axford	90.00	0.5	45.00	\$4,595.04			\$3,446.28		\$500.00	\$3,909.43	
45	09-02-377-011			Lake Street	60.00	0.5	30.00	\$3,063.36	\$7,658.40	\$1,402.54	\$2,297.52	\$7,146.34	\$500.00	\$2,606.29	\$7,515.72
	09-02-377-012		Axford ROW		0.00			\$0.00	\$0.00		\$0.00	\$0.00		\$0.00	\$0.00
46	09-02-377-013		340	Lake Street	44.00	1	44.00	\$4,492.93	\$4,492.93	\$1,402.54	\$3,369.70	\$4,772.24	\$1,000.00	\$3,822.55	\$4,822.55
47	09-02-377-014		332	Lake Street	34.00	1	34.00	\$3,471.81	3471.81	\$1,402.54	\$2,603.86	4006.4	\$1,000.00	\$2,953.79	\$3,953.79
48	09-02-378-004		135	Grove Street	95.00	0.5	47.50	\$4,850.32			\$3,637.74		\$500.00	\$4,126.62	
48	09-02-378-004			Lake Street	40.00	0.5	20.00	\$2,042.24	\$6,892.56	\$1,402.54	\$1,531.68	\$6,571.96	\$500.00	\$1,737.51	\$6,864.13
49	09-02-378-005		355	Lake Street	100.00	1	100.00	\$10,211.19	\$10,211.19	\$1,402.54	\$7,658.41	\$9,060.95	\$1,000.00	\$8,687.61	\$9,687.61
50	09-02-378-006		120	Clare Street	82.50	0.5	41.25	\$4,212.12			\$3,159.09		\$500.00	\$3,583.64	
50	09-02-378-006			Lake Street	60.00	0.5	30.00	\$3,063.36	\$7,275.48	\$1,402.54	\$2,297.52	\$6,859.15	\$500.00	\$2,606.29	\$7,189.93
51	09-02-378-007		130	Clare Street	51.50	1	51.50	\$5,258.77	\$5,258.77	\$1,402.54	\$3,944.08	\$5,346.62	\$1,000.00	\$4,474.12	\$5,474.12
52	09-02-378-009		415	Lake Street	77.33	0.5	38.67	\$3,948.16			\$2,961.12		\$500.00	\$3,359.07	
52	09-02-378-009			Grove Street	64.00	0.5	32.00	\$3,267.58	\$7,215.74	\$1,402.54	\$2,450.69	\$6,814.35	\$500.00	\$2,780.04	\$7,139.11
53	09-02-378-010		154	Grove Street	31.00	1	31.00	\$3,165.47	\$3,165.47	\$1,402.54	\$2,374.11	\$3,776.65	\$1,000.00	\$2,693.16	\$3,693.16
54	09-02-379-003		305	Lake Street	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
55	09-02-379-006		295	Lake Street	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
56	09-02-379-007		315	Lake Street	60.00	0.5	30.00	\$3,063.36			\$2,297.52		\$500.00	\$2,606.29	
56	09-02-379-007			Clare Street	134.00	0.5	67.00	\$6,841.49	\$9,904.85	\$1,402.54	\$5,131.13	\$8,831.19	\$500.00	\$5,820.70	\$9,426.99
57	09-02-404-018	20 N. Axford		W. Flint	64.75	0.5	32.38	\$3,305.88	\$3,305.88	\$1,402.54	\$2,479.41	\$3,881.95	\$500.00	\$2,812.62	\$3,312.62
58	09-02-404-021	7 N. Andrews		W. Flint	120.00	0.5	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$500.00	\$5,212.57	\$5,712.57
59	09-02-451-005		246	W. Flint	60.00	0.5	30.00	\$3,063.36	\$3,063.36	\$1,402.54	\$2,297.52	\$3,700.06	\$500.00	\$2,606.29	\$3,106.29
60	09-02-451-006		230	W. Flint	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
61	09-02-451-008		216	W. Flint	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
62	09-02-451-009		206	W. Flint	60.00	0.5	30.00	\$3,063.36	\$3,063.36	\$1,402.54	\$2,297.52	\$3,700.06	\$500.00	\$2,606.29	\$3,106.29
63	09-02-452-005		190	W. Flint	60.00	0.5	30.00	\$3,063.36	\$3,063.36	\$1,402.54	\$2,297.52	\$3,700.06	\$500.00	\$2,606.29	\$3,106.29
64	09-02-452-006		180	W. Flint	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
65	09-02-452-007		176	W. Flint	35.00	1	35.00	\$3,573.92	\$3,573.92	\$1,402.54	\$2,680.44	\$4,082.98	\$1,000.00	\$3,040.67	\$4,040.67
66	09-02-452-008		170	W. Flint	55.00	1	55.00	\$5,616.16	\$5,616.16	\$1,402.54	\$4,212.13	\$5,614.67	\$1,000.00	\$4,778.19	\$5,778.19
67	09-02-452-009		164	W. Flint	30.00	1	30.00	\$3,063.36	\$3,063.36	\$1,402.54	\$2,297.52	\$3,700.06	\$1,000.00	\$2,606.29	\$3,606.29
68	09-02-452-010	25 N. Park Blvd		W. Flint	117.10	0.5	58.55	\$5,978.66	\$5,978.66	\$1,402.54	\$4,484.00	\$5,886.54	\$500.00	\$5,086.60	\$5,586.60
69	09-02-455-001		281	W. Flint	62.00	0.5	31.00	\$3,165.47			\$2,374.11		\$500.00	\$2,693.16	
69	09-02-455-001			S. Axford	120.00	0.5	60.00	\$6,126.72	\$9,292.19	\$1,402.54	\$4,595.05	\$8,371.70	\$500.00	\$5,212.57	\$8,905.73
70	09-02-455-003		6	S. Andrews	60.00	0.5	30.00	\$3,063.36			\$2,297.52		\$500.00	\$2,606.29	
70	09-02-455-003			W. Flint	120.00	0.5	60.00	\$6,126.72	\$9,190.08	\$1,402.54	\$4,595.05	\$8,295.11	\$500.00	\$5,212.57	\$8,818.86
71	09-02-455-004		18	S. Andrews	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
72	09-02-455-006		274	Lake Street	95.00	0.5	47.50	\$4,850.32			\$3,637.74		\$500.00	\$4,126.62	
72	09-02-455-006			S. Axford	60.00	0.5	30.00	\$3,063.36	\$7,913.68	\$1,402.54	\$2,297.52	\$7,337.80	\$500.00	\$2,606.29	\$7,732.91
73	09-02-455-007		30	S. Andrews	60.00	0.5	30.00	\$3,063.36			\$2,297.52		\$500.00	\$2,606.29	

Village of Lake Orion
2026 Street Improvements, Contract A
Special Assessment Options

# Unit	Tax ID per SO	Site Address If Different	Address #	Street	Frontage	Frontage Factor	Assessible Frontage	Cost per Front Foot, NO UNIT \$102.1120	TOTAL ASSESSMENT	Unit Assessment 25% \$1,402.54	Cost per Front Foot, WITH UNIT \$76.5841	TOTAL ASSESSMENT	UNIT \$1000 & \$500, per Frontage Factor	Cost per Front Foot, WITH UNIT \$86.8762	TOTAL ASSESSMENT
73	09-02-455-007			Lake Street	82.80	0.5	41.40	\$4,227.44	\$7,290.80	\$1,402.54	\$3,170.58	\$6,870.64	\$500.00	\$3,596.67	\$7,202.96
74	09-02-456-001		275	Lake Street	94.60	1	94.60	\$9,659.79	\$9,659.79	\$1,402.54	\$7,244.86	\$8,647.40	\$1,000.00	\$8,218.48	\$9,218.48
75	09-02-456-002	106 S. Andrews		Lake Street	80.00	0.5	40.00	\$4,084.48	\$4,084.48	\$1,402.54	\$3,063.36	\$4,465.90	\$500.00	\$3,475.05	\$3,975.05
76	09-02-457-001		247	W. Flint	60.00	0.5	30.00	\$3,063.36			\$2,297.52		\$500.00	\$2,606.29	
76	09-02-457-001			S. Andrews	120.00	0.5	60.00	\$6,126.72	\$9,190.08	\$1,402.54	\$4,595.05	\$8,295.11	\$500.00	\$5,212.57	\$8,818.86
77	09-02-457-002		229	W. Flint	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
78	09-02-457-003		221	W. Flint	60.00	1	60.00	\$6,126.72	6126.72	\$1,402.54	\$4,595.05	5997.59	\$1,000.00	\$5,212.57	\$6,212.57
79	09-02-457-004		238	Lake Street	120.00	0.5	60.00	\$6,126.72			\$4,595.05		\$500.00	\$5,212.57	
79	09-02-457-004			S. Andrews	60.00	0.5	30.00	\$3,063.36	\$9,190.08	\$1,402.54	\$2,297.52	\$8,295.11	\$500.00	\$2,606.29	\$8,818.86
80	09-02-457-005		228	Lake Street	60.00	1	60.00	\$6,126.72	\$6,126.72	\$1,402.54	\$4,595.05	\$5,997.59	\$1,000.00	\$5,212.57	\$6,212.57
81	09-02-457-006		211	W. Flint	30.00	0.5	15.00	\$1,531.68			\$1,148.76		\$500.00	\$1,303.14	
81	09-02-457-006			Lake Street	30.00	0.5	15.00	\$1,531.68	\$3,063.36	\$1,402.54	\$1,148.76	\$3,700.06	\$500.00	\$1,303.14	\$3,606.28
82	09-02-457-007		203	W. Flint	30.00	1	30.00	\$3,063.36	\$3,063.36	\$1,402.54	\$2,297.52	\$3,700.06	\$1,000.00	\$2,606.29	\$3,606.29
83	09-02-457-009		197	W. Flint	60.00	0.5	30.00	\$3,063.36	\$3,063.36	\$1,402.54	\$2,297.52	\$3,700.06	\$500.00	\$2,606.29	\$3,106.29
84	09-02-457-012		Reserve	W. Flint	48.00	0.5	24.00	\$2,450.69	\$2,450.69	\$1,402.54	\$1,838.02	\$3,240.56	\$500.00	\$2,085.02	\$2,585.02
85	09-02-457-013		189	W. Flint	59.81	0.5	29.91	\$3,053.66	\$3,053.66	\$1,402.54	\$2,290.25	\$3,692.79	\$500.00	\$2,598.03	\$3,098.03
86	09-02-457-014		181	W. Flint	63.00	0.5	31.50	\$3,216.53	\$3,216.53	\$1,402.54	\$2,412.40	\$3,814.94	\$500.00	\$2,736.60	\$3,236.60
87	09-02-457-015		173	W. Flint	116.98	0.5	58.49	\$5,972.53	\$5,972.53	\$1,402.54	\$4,479.40	\$5,881.94	\$500.00	\$5,081.39	\$5,581.39
88	09-02-458-001	105 S. Andrews		Lake Street	85.00	0.5	42.50	\$4,339.76	\$4,339.76	\$1,402.54	\$3,254.82	\$4,657.36	\$500.00	\$3,692.24	\$4,192.24
89	09-02-458-014		225	Lake Street	140.00	1	140.00	\$14,295.67	\$14,295.67	\$1,402.54	\$10,721.78	\$12,124.32	\$1,000.00	\$12,162.66	\$13,162.66
Entire Project Frontage 7228.54								\$499,306.61	\$499,306.61	\$124,826.06	\$374,480.55	\$499,306.61	\$74,500.00	\$424,806.61	\$499,306.61
									\$159,843.39			\$159,843.39			\$159,843.39
									\$659,150.00			\$659,150.00			\$659,150.00
									\$250,000.00			\$250,000.00			\$250,000.00
									\$909,150.00			\$909,150.00			\$909,150.00

Village of Lake Orion
2026 Street Improvements, Contract A
Assessment Methodolgy Options

Total SAD Project Cost Opinion

\$ 909,150.00

Amount to Spread, NO UNIT ASSESSMENT			
Subtract TEDF Grant	-	\$250,000.000	
Total Project minus Grant	\$659,150.000		
Cost of Project minus Grant, per Area, Street Cost			VLO Act 51
Street Cost, Clare	\$23,855.52	10%	\$2,385.55
Street Cost, Grove	\$9,105.23	10%	\$910.52
Street Cost, Axford	\$22,394.76	25%	\$5,598.69
Street Cost, Andrews	\$19,022.47	25%	\$4,755.62
Street Cost, Lake	\$126,971.47	25%	\$31,742.87
Street Cost, Flint	\$306,664.90	25%	\$76,666.22
Street Cost, North Shore	\$151,135.66	25%	\$37,783.91
	\$659,150.00		\$159,843.39
Amount VLO Contributing from Act 51 Funding			\$159,843.39
Remainder to Spread, After Grant and VLO Act 51 funds			\$499,306.610
Cost of Remainder to Spread, per assessible foot	4889.795		\$102.11

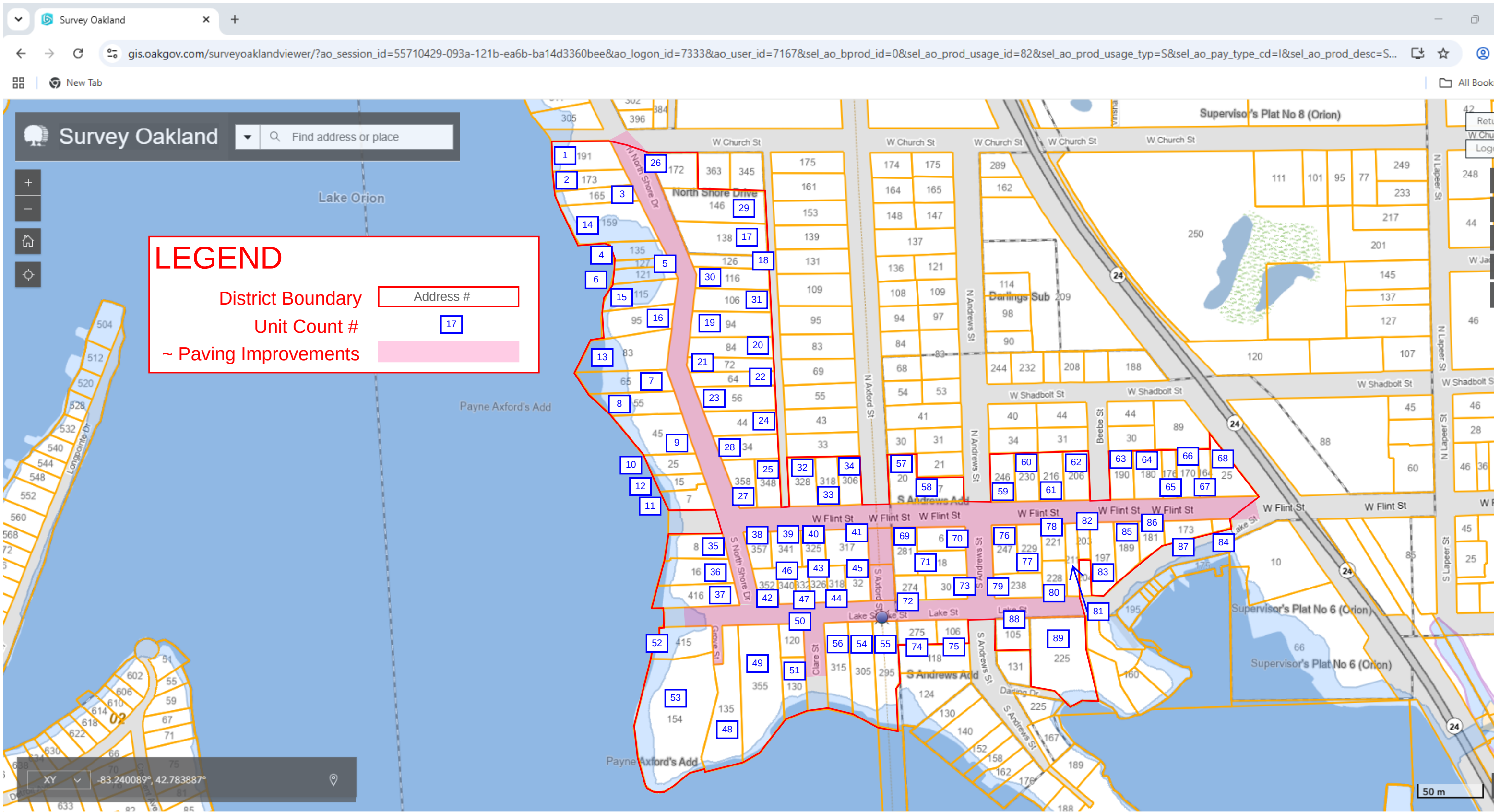
Village of Lake Orion
2026 Street Improvements, Contract A
Assessment Methodology Options

Total SAD Project Cost Opinion

\$ 909,150.00

Amount to Spread, 25% UNIT ASSESSMENT			
Subtract TEDF Grant	-	\$250,000.000	
Total Project minus Grant		\$659,150.000	
Cost of Project minus Grant, per Area, Street Cost			VLO Act 51
Street Cost, Clare	\$23,855.52	10%	\$2,385.55
Street Cost, Grove	\$9,105.23	10%	\$910.52
Street Cost, Axford	\$22,394.76	25%	\$5,598.69
Street Cost, Andrews	\$19,022.47	25%	\$4,755.62
Street Cost, Lake	\$126,971.47	25%	\$31,742.87
Street Cost, Flint	\$306,664.90	25%	\$76,666.22
Street Cost, North Shore	\$151,135.66	25%	\$37,783.91
	<u>\$659,150.00</u>		<u>\$159,843.39</u>
Amount VLO Contributing from Act 51 Funding			\$159,843.39
Remainder to Spread, After Grant and VLO Act 51 funds			\$499,306.610
25% Unit Assessment			\$124,826.060
Unit Assessment per # of Units	89		\$1,402.540
Remainder to Spread per Foot, after UNIT			\$374,480.550
Cost of Remainder to Spread, per assessible foot	4889.795		\$76.58

Amount to Spread, \$1000 & \$500 UNIT ASSESSMENT			
Subtract TEDF Grant	-	\$250,000.000	
Total Project minus Grant		\$659,150.000	
Cost of Project minus Grant, per Area, Street Cost			VLO Act 51
Street Cost, Clare	\$23,855.52	10%	\$2,385.55
Street Cost, Grove	\$9,105.23	10%	\$910.52
Street Cost, Axford	\$22,394.76	25%	\$5,598.69
Street Cost, Andrews	\$19,022.47	25%	\$4,755.62
Street Cost, Lake	\$126,971.47	25%	\$31,742.87
Street Cost, Flint	\$306,664.90	25%	\$76,666.22
Street Cost, North Shore	\$151,135.66	25%	\$37,783.91
	<u>\$659,150.00</u>		<u>\$159,843.39</u>
Amount VLO Contributing from Act 51 Funding			\$159,843.39
Remainder to Spread, After Grant and VLO Act 51 funds			\$499,306.610
Unit Assessment, \$1000 full, \$500 Half	From SAD List		\$74,500.000
Remainder to Spread per Foot, after UNIT			\$424,806.610
Cost of Remainder to Spread, per assessible foot	4889.795		\$86.88



Village of Lake Orion 2026 Street Improvements Special Assessment District Map