

July 23, 2025

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

**RE: Atwater Park Basketball Court Replacement
Village of Lake Orion**

Dear Mr. McClary:

Nowak & Fraus Engineers (NFE) appreciates the opportunity to submit our proposal for Professional Civil Engineering and surveying services for the Village of Lake Orion. According to your email, you have requested our services to prepare construction drawings, bid documents and provide construction engineering to replace the basketball court located in Atwater Park. Please find detailed below a breakdown of our anticipated scope of services and associated fees.

Understanding of the Project:

The basketball court at Atwater Park is currently a half-size court (47' x 50') with an 8-10 foot buffer on the outside of the court with one basketball hoop. The court surface has deteriorated and is holding water in some locations. Based on available historical aerial photography, it appears that the court has been in that location since the mid 1980's.

It is our understanding that the Village of Lake Orion intends to remove the existing basketball court and replace with a reduced full-size court (High School size (84'x50')). A concept sketch is attached for reference. Expanding the court would require the relocation or removal of an existing swingset at the south end of the existing court, which will be coordinated with the Parks and Recreation Advisory Committee.

It is our recommendation that the existing court be removed in its entirety, the area prepared appropriately for pavement allowing all stormwater to run off the court, and for the court to be constructed with an appropriate pavement section. It is not anticipated that any utility construction will take place.

Engineering Services:

- Topographic Survey: Topographic survey for the purposes of preparing construction plans, site plans, and permit drawings. The survey will extend to the sidewalk along Atwater Street and Perry Street (south and east), to the baseball fence (north) and to the driveway / property line (west) for an approximate area of 0.78 acres.

- Construction and Bidding Documents: NFE will prepare the drawings for construction of the basketball court. It is anticipated that CDBG grant funding will be used and the project will be competitively bid. Contract documents will include appropriate language for CDBG funding, and plans and contract documents will be sent to Oakland County for concurrence. NFE will evaluate the bids received and make a recommendation to the Village Council for award of the construction contract.
- Soil Erosion Permitting: Application to Oakland County for a soil erosion permit will be completed with the necessary sketches.
- Construction Engineering: NFE will provide construction staking for the placement of the basketball court and will provide construction inspection services to ensure that the project is constructed to Village of Lake Orion standards. NFE will conduct a pre-construction meeting with the contractor and county representative, conduct necessary wage rate interviews, process pay estimates and make recommendations for payment to Village Council.

FEES FOR SERVICES:

1. Construction and Bidding Documents, including Topographic Survey

Lump Sum Fee: \$6,900

2. Construction Engineering

Lump Sum Fee: \$4,200

Scope Clarifications and Exclusions:

Additional Services: Any other services 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:

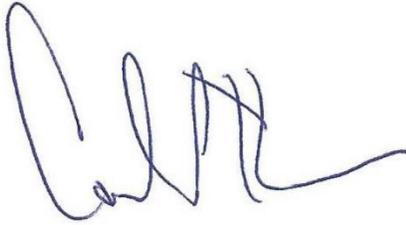
Provided this proposal meets with your approval, please sign, date and return a copy of this Work Authorization to our office. Receipt of your signed Work Authorization will serve as our authorization to proceed.

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



Carol P Thurber, PE, CFM
Principal

Dated: 7/22/2025

Accepted and Approved By:

(Signature)
Darwin McClary, Village Manager

(Date)

Enclosure: Concept Plan / Cost Estimate
Village of Lake Orion Discounted Rate Schedule

Cc: Wesley Sanchez, DPW Director

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

NOWAK AND FRAUS ENGINEERS



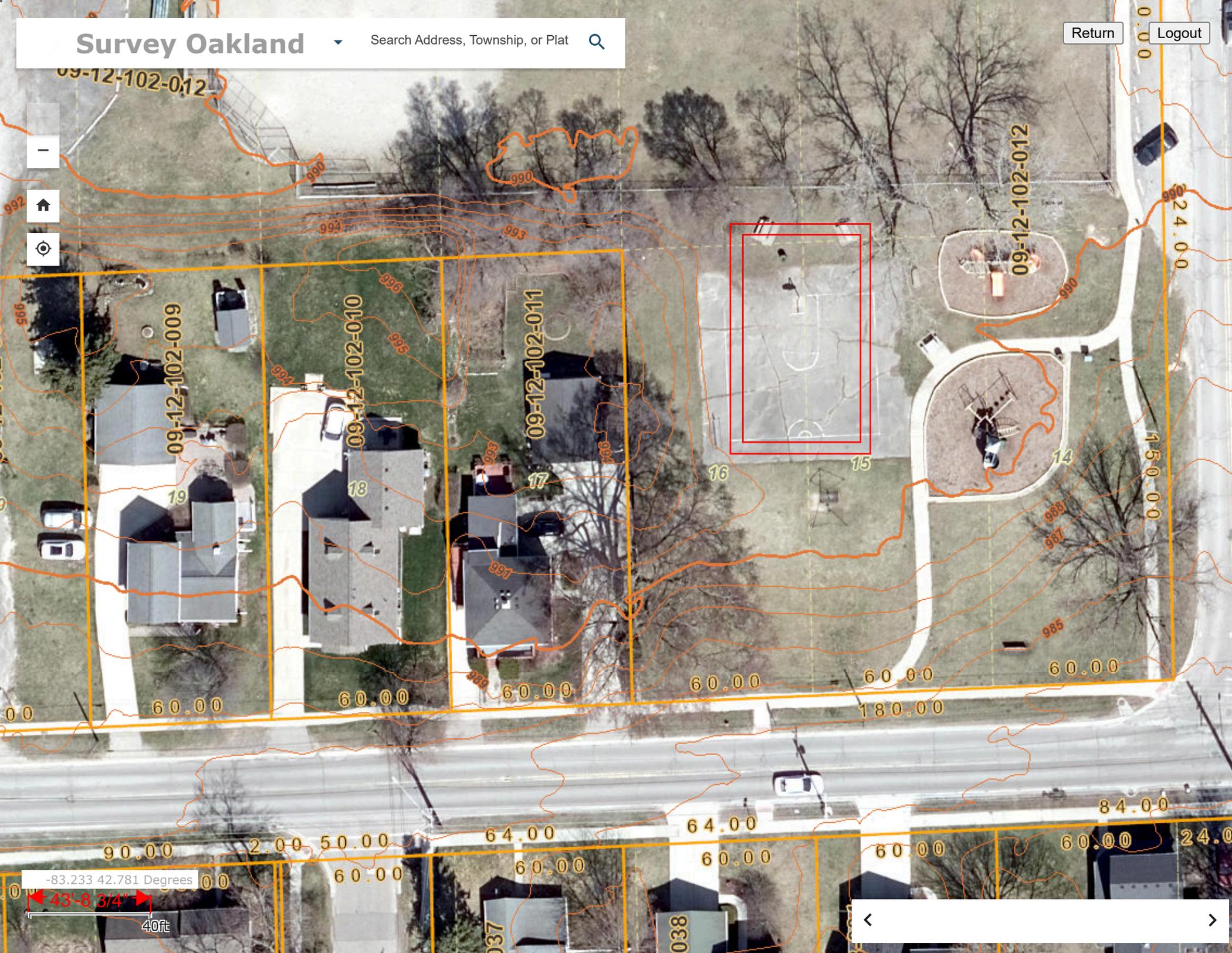
48680 Van Dyke, Ste. 200, Shelby Township, MI 48317
(586) 739-0939

PROJECT: ATWATER PARK BASKETBALL COURT PRELIMINARY ESTIMATE OF DATE: 7/22/2025
PROJECT NO: M629

Jr. High sized court: 42'x74' (with 4' buffer outside striping)

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
PAVEMENT					
1	M.D.O.T. 21AA LIMESTONE SUB-BASE, 8" THICK (BASKETBALL COURT)	460	SY	\$15.00	\$6,900.00
2	HMA 5E ML, 2" THICK (BASKETBALL COURT)	4,100	SF	\$2.30	\$9,430.00
3	HMA 4E ML, 2" THICK (BASKETBALL COURT)	4,100	SF	\$2.05	\$8,405.00
PAVEMENT TOTAL =					\$24,735.00
GRADING AND RESTORATION					
4	EARTHWORK AND GRADING	1	LS	\$8,000.00	\$8,000.00
5	TURF RESTORATION, COMPLETE	1	LS	\$4,000.00	\$4,000.00
GRADING AND RESTORATION TOTAL =					\$12,000.00
EROSION CONTROL / MISCELLANEOUS					
6	SOIL EROSION AND SEDIMENTATION CONTROL MEASURES	1	LS	\$1,300.00	\$1,300.00
7	BASKETBALL GOAL SYSTEM, INSTALLED	2	EA	\$6,500.00	\$13,000.00
8	BASKETBALL COURT STRIPING	1	LS	\$1,500.00	\$1,500.00
9	BONDS, INSURANCE, MOBILIZATION AND INITIAL SET-UP EXPENSE (Not to exceed 7% of construction cost)	1	LS	\$1,080.00	\$1,080.00
10	REMOVE ASPHALT PAVEMENT	3,600	SF	\$2.50	\$9,000.00
EROSION CONTROL / MISCELLANEOUS TOTAL =					\$25,880.00
SUBTOTAL SITE IMPROVEMENTS =					\$62,615.00
15% CONTINGENCY =					\$9,392.25
SITE TOTAL IMPROVEMENTS =					\$72,007.25

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.



-83.233 42.781 Degrees
43-8 3/4"
40ft



Darwin McClary

From: Carol Thurber <cthurber@nfe-engr.com>
Sent: Monday, July 28, 2025 2:47 PM
To: Wesley Sanchez
Cc: Darwin McClary
Subject: Atwater Basketball
Attachments: Survey Oakland LO Atwater Jr High.pdf; Cost Estimate Atwater Basketball 07-2025 HS-4 buffer.pdf; Cost Estimate Atwater Basketball 07-2025 JH-4 buffer.pdf; Survey Oakland LO Atwater-HS.pdf

Hi Wes:

After our conversation, I prepared another sketch for a Jr. High court (42'x72') and reduced the buffer (outside the striping lines) to 4' (4,100 sf total) and updated the high-school sized court with only a 4' buffer (5,336 sf total). I've included the sketches and revised cost opinions. We also updated our cost opinion with the removal of the existing asphalt pavement, because of disposal concerns.

I believe the larger differences between your original quote and our opinion are:

- No base was included in the original quote (they were compacting the existing subgrade). It is likely that the base could be reduced from our cost estimate; we used a recent soils investigation recommendation of 8"; 6" may be adequate.
- The basketball net system came from a recent bid. Both were specified as First Team - your quote was the "Brute" series, ours was the "Tyrant" series. They are about \$1,000 difference. We do not recommend re-using the existing hoop.
- I have no idea what size court they were estimating with 3,400 sf.

In either case, I think we could avoid moving the swingset by shifting north – just would be closer to the baseball field fences (and trees). You'd still have to shift the picnic tables, but maybe that's not a big deal?



Carol P. Thurber, PE, CFM

Principal

48680 Van Dyke Suite 200, Shelby Township, MI 48317

Direct: 844.416.3364 | Ext. 100

Cell: 248.894.2593

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Electronic Data Notice – The information contained in this electronic communication is considered part of Nowak & Fraus Engineers' (NFE) instrument of service and shall not be used on other projects. Since data stored on electronic media can be altered, translated, or modified, NFE will not be liable for the accuracy, completeness, or readability of the electronic data. The electronic data should be checked against the hard copy. Hard copies of all NFE data are on file and available upon request if needed for comparison.

Darwin McClary

From: Carol Thurber <cthurber@nfe-engr.com>
Sent: Tuesday, July 29, 2025 12:34 PM
To: Wesley Sanchez; Darwin McClary
Cc: Wendy Spence
Subject: Atwater Basketball Court
Attachments: Cost Estimate Atwater Basketball 07-2025 half court-notes.pdf

Darwin, Wes:

During the meeting last night, I marked up the cost estimate comparing apples to apples with the Hutch estimate received. I prepared the revised estimate for a regulation half court (50'x47' = 3,190 sf, including a 4' buffer). I have absolutely no idea what court Hutch was using with the 50x68 (3,400 sf) dimension they were using (42x60 play surface). Even an elementary school court is 42'x74'. With the dimensions they were providing, the striping would have to be custom, since the size does not match any regulation court.

Anyway, my crude markup is within \$5,000 of their estimate. I'll point out a few items to note:

- Hutch's estimate is actually \$43,530 – they did not add their two numbers together
- Hutch did not include a base below the proposed asphalt – we estimated with an 8" thick 21AA base
- Hutch did not include any soil erosion control measures
- If CDBG funding is used, the contractor must also provide proof that they are eligible for federal funded work.

Either way, our fee will remain the same. Please let me know if you would like anything additional prepared. (or the hand written estimate to be formalized).



Carol P. Thurber, PE, CFM

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