

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:**

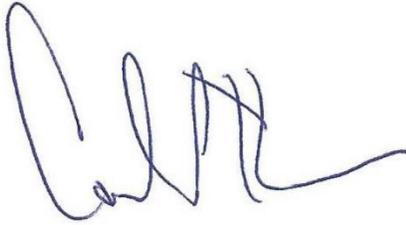
Provided this proposal meets with your approval, please sign, date and return a copy of this Work Authorization to our office. Receipt of your signed Work Authorization will serve as our authorization to proceed.

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

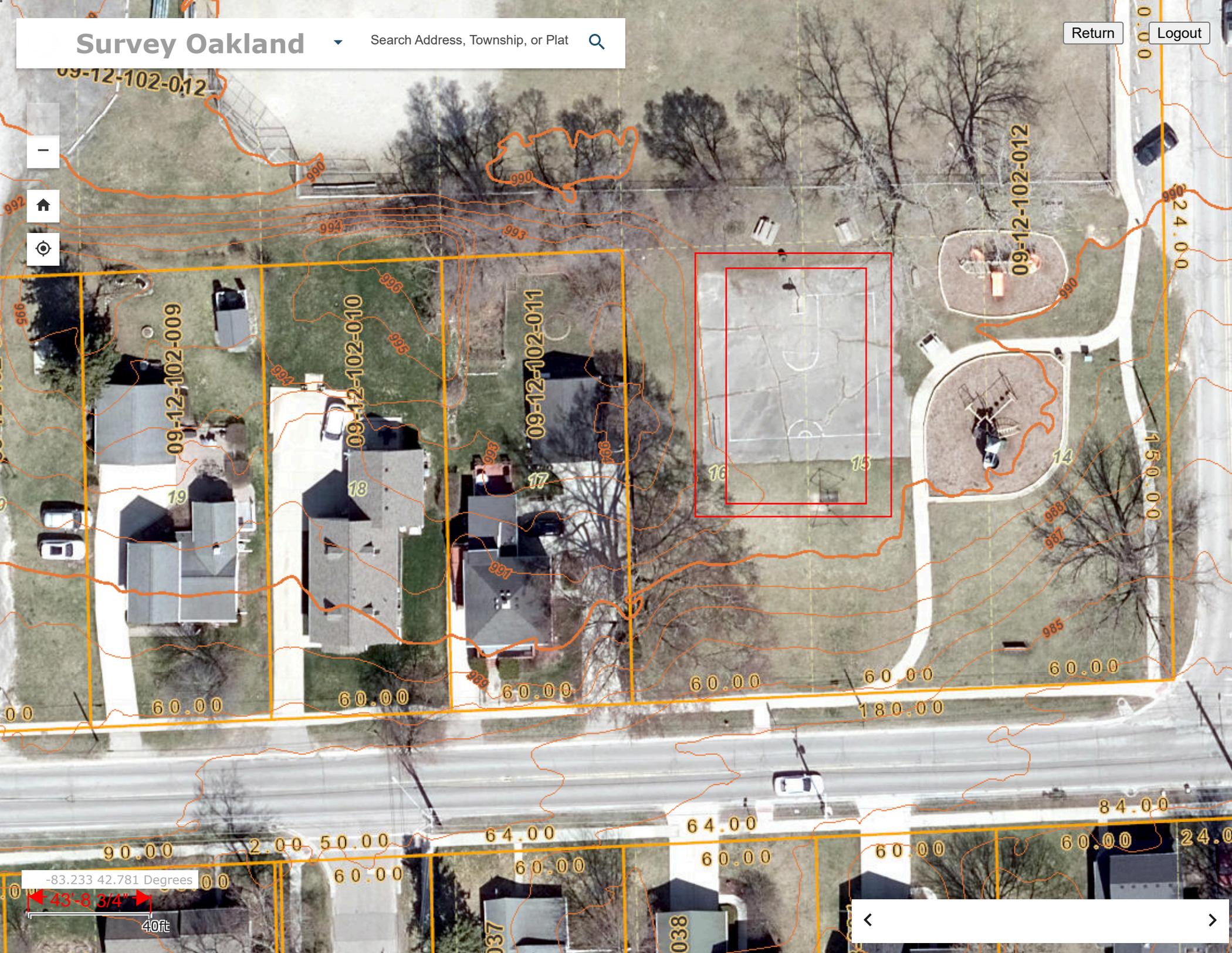
**Accepted and Approved By:**

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

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

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

Cc: Wesley Sanchez, DPW Director



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



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

NO.	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST
<b>PAVEMENT</b>					
1	M.D.O.T. 21AA LIMESTONE SUB-BASE, 8" THICK (BASKETBALL COURT)	270	SY	\$15.00	\$4,044.44
2	HMA 5E ML, 2" THICK (BASKETBALL COURT)	7,280	SF	\$2.30	\$16,744.00
3	HMA 4E ML, 2" THICK (BASKETBALL COURT)	7,280	SF	\$2.05	\$14,924.00
PAVEMENT TOTAL =					\$35,712.44
<b>GRADING AND RESTORATION</b>					
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
<b>EROSION CONTROL / MISCELLANEOUS</b>					
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
EROSION CONTROL / MISCELLANEOUS TOTAL =					\$16,880.00
<b>SUBTOTAL SITE IMPROVEMENTS =</b>					<b>\$64,592.44</b>
<b>15% CONTINGENCY =</b>					<b>\$9,688.87</b>
<b>SITE TOTAL IMPROVEMENTS =</b>					<b>\$74,281.31</b>

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.

**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