



December 8, 2025

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

RE: Estimated costs per Front Foot, various possible SAD extents  
2026 Pavement Improvement Project  
NFE Job No. N732-01

Dear Mr. McClary:

As requested, we have estimated potential costs on a per front foot basis for various possible Special Assessment District extents for the Village's planned 2026 pavement improvement project. The districts analyzed are:

1. The original TEDF Grant scope of work area, as shown in red on the map provided Friday.
2. All additional streets requested in the area bounded by M-24 at Flint Street, the northern Village limits, and the lake as shown in blue on the map provided Friday.
3. A subset of those additional streets, comprising only the remaining North Shore from Church Street to the end of the western cul-de-sac and all of Hill Street.

The separate drainage improvements planned for North Shore at the low point have not been included in these estimates.

The frontage lengths used in these estimates are based on information available in the form of plats and tax parcel maps. The street frontage lengths were generally totaled to the nearest five (5'), excluding parcels used as public right-of-way. For each possible district, we have assumed both a maximum total frontage, where corner lots are assessed for both street frontages, and a minimum total frontage, where corner lots are assessed for only the longer frontage within the district. All parcels with frontage on the streets under consideration were counted, including the Village's cemetery parcels and the commercial parcels bounded by the proposed streets (typically along the M-24 corridor). The final assessment methodology is beyond the scope of this analysis; these figures are intended to represent potential low and high per front foot construction costs for property owners under the assumptions described. The costs, again, do not include estimates for administration, survey, design, bidding or contract management.

1. Under the original TEDF Grant scope, the estimated SAD property owner's costs after application of the TEDF Grant total \$225,425 as shown in Friday's letter. The estimated construction costs in this district range between a **low of \$30 per front foot and a high of \$32 per front foot**.
2. The additional streets west of M-24, treated as a separate district without benefit of any TEDF Grant funds, was estimated with SAD property owners' costs ranging between \$510,625 and \$686,450, depending on the required pavement rehabilitation method, which is subject to site

conditions not discoverable without additional investigation and testing. These figures result in a cost that may **range between \$43 per front foot** for the lower-cost treatment assessed along all frontage (corner lots paying both frontages) **and \$65 per front foot** for higher-cost treatment where corner lots pay only the longer of the two street frontages.

3. For just the North Shore and Hill Street portion of the additional streets, which are both dead end segments, the estimated SAD property owners' costs range between \$183,525 and \$234,720, depending on the required rehabilitation method. This subset of the district and costs described in point 2 above was not previously presented, but follows the cost estimating methodology explained in Friday's letter. These figures result in a cost that may **range between \$53 per front foot** for the lower-cost treatment assessed along all frontage (corner lots paying both frontages) **and \$70 per front foot** for higher-cost treatment where corner lots pay only the longer of the two street frontages.

If you have any questions regarding this analysis, please call.

Sincerely,

Nowak & Fraus Engineers

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

Wendy E. Spence, PE  
Sr. Project Manager

Enclosure: none

Cc: Wes Sanchez, DPW Director  
Sonja Stout, Clerk/Treasurer

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