

May 29, 2026

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

**RE: Oak Lane Sea Wall (Adjacent to LO10) – Construction
Section 2, Village of Lake Orion, T4N, R10E
Proposal P2026-020**

Dear Mr. McClary:

Nowak & Fraus Engineers (NFE) appreciates the opportunity to submit our proposal for Professional Land Surveying and Civil Engineering services related to the above referenced project. Please find detailed below a breakdown of our anticipated scope of services and associated fees.

Understanding of Project: In 2025, NFE reviewed the site, arranged a pre-application meeting with EGLE, and obtained an EGLE permit (WRP045420) for the replacement of the failing seawall in the right of way of Oak Lane. The seawall is adjacent to the new LO10 sanitary sewer pump station. Permit plans were prepared based on existing conditions in May 2025, and without topographic survey (drawings were prepared based on aerial photography, and information that was obtained from Hubbell, Roth and Clark from their construction plans for the LO-10 pump station upgrades.) This spring, further failure of the sea wall has occurred, and some minor changes have occurred on site due to the construction of the pump station. It is estimated that the construction of the new seawall will be approximately \$62,300, based on the attached cost opinion. This amount exceeds the purchase ordinance threshold of \$50,000, and the project must be competitively bid.

Engineering Services:

- **Construction Plans / Contract Documents / Bidding:** NFE will prepare refined construction plans based on the permitted EGLE plans, with the addition of revised existing conditions from the construction of LO10. No Topographic Survey was performed. For more detailed construction plans, topographic survey can be performed, and a fee is provided for this service. Project specifications, bidding and contract documents will be prepared for competitive bid. NFE will assist in the bid process, bid opening and recommendation for award of the sea wall replacement to the Village Council.
- **Construction Engineering:** NFE will provide construction inspection services to ensure that the project is constructed to Village of Lake Orion standards and in compliance with the

EGLE permit. NFE will process pay estimates and make recommendations for payment to Village Council.

Based on the above, we have developed the following associated fees relative to the project:

Fees for Services:

1. **Topographic Survey (if desired)**

Lump Sum Fee: \$4,600

2. **Construction and Bidding Documents**

Lump Sum Fee: \$6,200

3. **Construction Engineering**

Construction Staking: Lump Sum Fee: \$1,850 if required

Construction Administration: Lump Sum Fee: \$6,200

Construction Inspection: Time and Materials Fee based on Lake Orion Hourly Rate Schedule

4. **Reimbursable Expenses**

Reimbursable expenses, meeting attendance, etc., required by the project will be invoiced based on time and materials in accordance with our Village of Lake Orion hourly rate schedule.

Meetings: Time and Materials based on Lake Orion Hourly Rate Schedule

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.

Excluded Services: The following services are not included in this proposal and will be performed if necessary, based upon a future proposal to be provided at time of necessity - geotechnical work / soil borings, structural design service including retaining walls, environmental testing investigations or materials testing. We have a pool of outside consultants that we rely on for those services and will facilitate these services if necessary.

ACCEPTANCE & 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

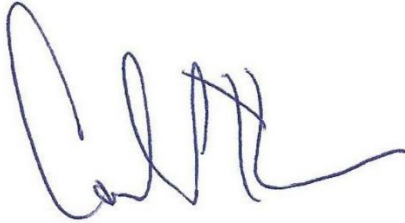
authorization to proceed. The above Proposal is valid if accepted within 30 days of its receipt.

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:



Carol P. Thurber, PE, CFM
Principal

(Signature)

Dated: 5/29/2026

(Printed Name and Title)

(Date)

Enclosure: Cost Opinion – Oak Lane Seawall Replacement
Village of Lake Orion Discounted Fee Schedule

Cc: Wesley Sanchez, DPW Director

Nowak and Fraus Engineers



48680 Van Dyke, Suite 200, Shelby Township, Michigan
(586) 739-0939

RE Engineer's Preliminary Estimate of Cost
PROJECT Oak Lane Seawall

Date: 5/29/2026

No.	Description	Quantity	Unit	Unit Cost	Total Cost	
ADMINISTRATION						
1	Mobilization	1	LS	\$2,500.00	<u>\$2,500.00</u>	\$2,500.00
DEMOLITION						
2	Cut Seawall to 1' Below Grade (after installation of new wall)	1	LS	\$2,500.00	<u>\$2,500.00</u>	\$2,500.00
GRADING / PAVING / IMPROVEMENTS						
3	Seawall Installation w/ tie backs	48	LF	\$650.00	\$31,200.00	
4	Natural Stone Rip Rap (6-18")	26	CY	\$300.00	\$7,800.00	
5	Drainage Improvements	1	LS	\$1,600.00	<u>\$1,600.00</u>	\$40,600.00
EARTH / SOIL EROSION / CLEANUP						
6	Landscape - Dogwood Bushes	4	EA	\$400.00	\$1,600.00	
7	Erosion Control	1	LS	\$1,500.00	\$1,500.00	
8	Restoration	1	LS	\$4,900.00	\$4,900.00	
9	Irrigation Repair	1	LS	\$600.00	<u>\$600.00</u>	\$8,600.00
					SUBTOTAL =	<u>\$54,200.00</u>
Contingencies (15%)						\$8,130.00
					CONSTRUCTION TOTAL =	<u>\$62,330.00</u>
SOFT COSTS						
	Engineering - Bid Documents (estimated)	1	LS	\$6,200.00	\$6,200.00	
	Construction Services (estimate)	1	LS	\$6,200.00	\$6,200.00	
					SUBTOTAL SOFT COSTS =	<u>\$12,400.00</u>
					PROJECT TOTAL =	<u>\$74,730.00</u>

THE ABOVE IS AN ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS FOR THE SITE, AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS THEREOF. WE CANNOT MAKE A GUARANTEE THAT THE FINAL CONSTRUCTION COSTS WILL NOT VARY FROM THE NUMBERS PRESENTED SINCE ACTUAL CONSTRUCTION COSTS WILL BE DETERMINED BY CONTRACTOR BIDDING.

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