

May 29, 2026

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

**RE: Flint Street Failing Seawall
Section 2, Village of Lake Orion, T4N, R10E
Proposal P2026-021**

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 visited the site, arranged and attended a pre-application meeting with EGLE to discuss potential removal of the seawall. The representative from EGLE was very much in favor of the removal of the seawall and placement of shoreline stabilization. The seawall is located within the W. Flint Street right of way, adjacent to the lake at the bottom of a significant slope, and there are stairs along the south side of the right of way to accommodate access to the lake. There are private seawalls on both sides of the right of way that must be protected and maintained. This spring, further failure of the sea wall has occurred. It is estimated that the removal of the sea wall and construction of stabilization will be approximately \$64,700, based on the attached cost opinion. This amount exceeds the \$50,000 threshold as outlined in the purchase ordinance, and the project must have formal specifications and contract documents, and bid competitively.

Engineering Services:

- **Topographic Survey:** Topographic survey for the purposes of preparing construction plans and permit drawings is required. The area of survey is approximately 0.24 acres, and the adjacent property will be surveyed sufficiently to protect the existing property and seawalls.
- **Construction Plans / Bidding:** NFE will prepare construction plans for the removal of the sea wall, and the placement of the stabilization measures. The measures will include coir logs, rip rap, and natural plantings. Project specifications, bidding and contract documents will be prepared for quotes / bid.
- **EGLE Permitting:** Application to EGLE for a Part 301/303 and Part 31 permit will be completed with the necessary sketches.

- 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:

FEES FOR SERVICES:

1. Topographic Survey

Lump Sum Fee: \$4,200

2. Construction and Bidding Documents

Lump Sum Fee: \$6,200

3. EGLE Permitting

Lump Sum Fee: \$3,900

4. Construction Engineering

Construction Administration: Lump Sum Fee: \$6,100

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

5. 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. Fees for the Pre-application meeting and EGLE permit have been paid by NFE and will be invoiced as a reimbursable expense.

Budget: \$102 (Permit Application)

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:

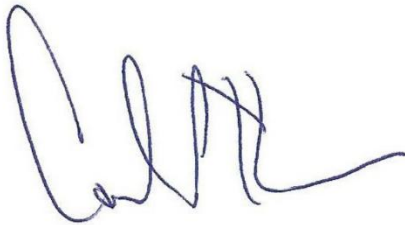
Provided this proposal meets with your approval, please sign, date and return a copy of this Work Authorization to our office. Receipt of your signed Work Authorization will serve as our authorization to proceed. The above Proposal is valid if accepted within 30 days of its receipt.

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 – Flint St. Seawall
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 Flint Street Seawall Removal

Date: 5/29/2026

No.	Description	Quantity	Unit	Unit Cost	Total Cost	
ADMINISTRATION						
1	Mobilization	1	LS	\$2,500.00	\$2,500.00	
						\$2,500.00
DEMOLITION						
2	Remove Seawall / Dispose offsite	1	LS	\$8,000.00	\$8,000.00	
3	Remove / Salvage / Replace Benches, Trash Receptacle	1	LS	\$550.00	\$550.00	
4	Remove / Salvage / Concrete Barrier	1	LS	\$4,500.00	\$4,500.00	
						\$13,050.00
GRADING / PAVING / IMPROVEMENTS						
5	Boulder Retaining Wall	2	EA	\$1,500.00	\$3,000.00	
6	Coir Logs	180	LF	\$35.00	\$6,300.00	
7	Natural Stone Rip Rap (6-18")	30	CY	\$300.00	\$9,000.00	
8	Geotextile Fabric	100	SY	\$8.50	\$850.00	
9	Mass Grading	1	LS	\$6,800.00	\$6,800.00	
10	Fill	30	CY	\$65.00	\$1,950.00	
						\$27,900.00
EARTH / SOIL EROSION / CLEANUP						
11	Landscape - Dogwood Bushes	4	EA	\$400.00	\$1,600.00	
12	Natural Plantings	1	LS	\$4,500.00	\$4,500.00	
13	Erosion Control	1	LS	\$1,500.00	\$1,500.00	
14	Restoration	1	LS	\$5,200.00	\$5,200.00	
						\$12,800.00
						SUBTOTAL =
						<u>\$56,250.00</u>
	Contingencies (15%)					\$8,437.50
						TOTAL CONSTRUCTION =
						<u>\$64,687.50</u>
SOFT COSTS						
	Engineering - Bid Documents (estimate)	1	LS	\$14,300.00	\$14,300.00	
	Construction Services (estimate)	1	LS	\$6,100.00	\$6,100.00	
	EGLE Permitting	1	LS	\$102.00	\$102.00	
						SUBTOTAL SOFT COSTS =
						<u>\$20,502.00</u>
						PROJECT TOTAL =
						<u>\$85,189.50</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