



Arlee J. Carlson, PLS, CFedS, Principal
Leonard F. Carlson, PLS, Principal

June 22, 2026

Bray Architects

12 Long Lake Road, Suite 17
St Paul, MN 55115

Attention: **Richard Rodich**

Re: **Additional LTU Survey for Belle Plaine Athletic Complex - Belle Plaine, MN**

Dear Richard:

This letter/proposal is in response to your request for a cost estimate to perform a location, topographic, and utility survey in accordance with the instructions received. It is our proposal to perform the work as outlined and to the limits shown, and per the requirements for a lump sum cost of **\$4,400.00**.

We would obtain full topography through the ditch, culvert and ponding area, (red area – see attachment). We would also obtain perimeters of impervious surfaces in the two blue areas.

The anticipated length of completion for this project is estimated at **2 – 2½ weeks** from the date of authorization.

We are pleased to be able to present this proposal to you and hope we are chosen to perform this work. Should you have any questions or concerns relating to the content of this proposal, please feel free to contact me at any time at 952-881-2455.

Please note our payment policy of 15 days from the date of invoice, unless other arrangements have been agreed upon before the project begins. Please note no delivery and mailing services are included in the proposal price and will be charged as additional expense(s).

Yours truly,

SUNDE LAND SURVEYING, LLC.

A handwritten signature in blue ink that reads 'Arlee J. Carlson'.

Arlee J. Carlson, P.L.S., CFedS
President/Principal

Acknowledgement

Corporate Office

9001 East Bloomington Freeway – Ste 118
Bloomington, MN 55420-3435
Phone: 952.881.2455/Fax: 952.888.9526

WWW.SUNDE.COM

Sunde Land Surveying, LLC.

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9001 East Bloomington Freeway – Ste 118
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“PAYMENT POLICY”

All invoices for professional fees and project expenses are **due upon receipt**. It is also understood that payment for professional services is not contingent upon land closings, payment from others or city approvals. Invoices which are unpaid after fifteen (15) days are considered **past due**. Invoices which remain unpaid for thirty (30) days are considered **delinquent**. On all delinquent accounts, a finance charge of 1.5% per month will be computed on the balance due.

If payment is not made within sixty (60) days, we retain the right to discontinue services until arrangements are made to make payment.

If we file for account collection, all legal fees will be the responsibility of the party signing below. This will include attorney's fees, filing fees and all court costs incurred. To avoid legal action and attorney's fees please pay promptly per the signed agreement.

If a retainer statement is required, we will commence our surveying services when payment of the retainer amount is received. Questions concerning fees can be discussed in confidence at any time during our normal business hours. The Client agrees to pay Sunde Land Surveying, LLC. in full for the performance of the specified work.

“ACKNOWLEDGMENT”

We have read the foregoing proposal and policy concerning payment of fees and expenses of Sunde Land Surveying, LLC. dated June 22, 2026, fully understand it and agree to hire Sunde Land Surveying, LLC. to perform the services at the estimated costs quoted with the understanding that payment will be made per the above policy. It is also understood that payment for professional services is not contingent upon land closings, payment from others or approvals from City or other agencies.

Ordered By:
(Please print or
type information)

Belle Plaine Public Schools
(Company and/or Person Ordering this Work)

Chuck Koller
(Print or Type Name)

220 S Market St
(Street Address)

Belle Plaine, MN 56011
(City, State & Zip)

Phone: _____ Direct Phone: 952-833-2400 Cell: _____

Email: ckoller@belleplaine.k12.mn.us Fax: _____

Billing Information:
(Please print or
type information)

(Company and/or Person Responsible for Payment of Work) (Print or Type Name)

(Billing Address)

(City, State & Zip)

Phone: _____ Direct Phone: _____ Cell: _____

Email: _____ Fax: _____

Invoices will be sent to the email address provided under “Billing Information.”

* **Purchase Order/File #:** _____
(Client Reference PO Number or File Number for Project(s))

Signed By:

Chuck Koller
(Responsible Party) (Signature)

Chuck Koller
(Print/Type Name)

Dated this ~~June~~ 26th day of June, 20 26

Locate Perimeter of tennis courts

Full topo of ditch and bit path and culvert inverts. Locate top of bank on pond.

Locate perimeter of track and impervious features for calc'c

FW: Proposal for Belle Plaine Athletic Complex

1 message

Rich Rodich <rrodich@brayarch.com>

Mon, Jun 22, 2026 at 4:01 PM

To: Ryan Laager <rlaager@belleplaine.k12.mn.us>, Chuck Keller <ckeller@belleplaine.k12.mn.us>

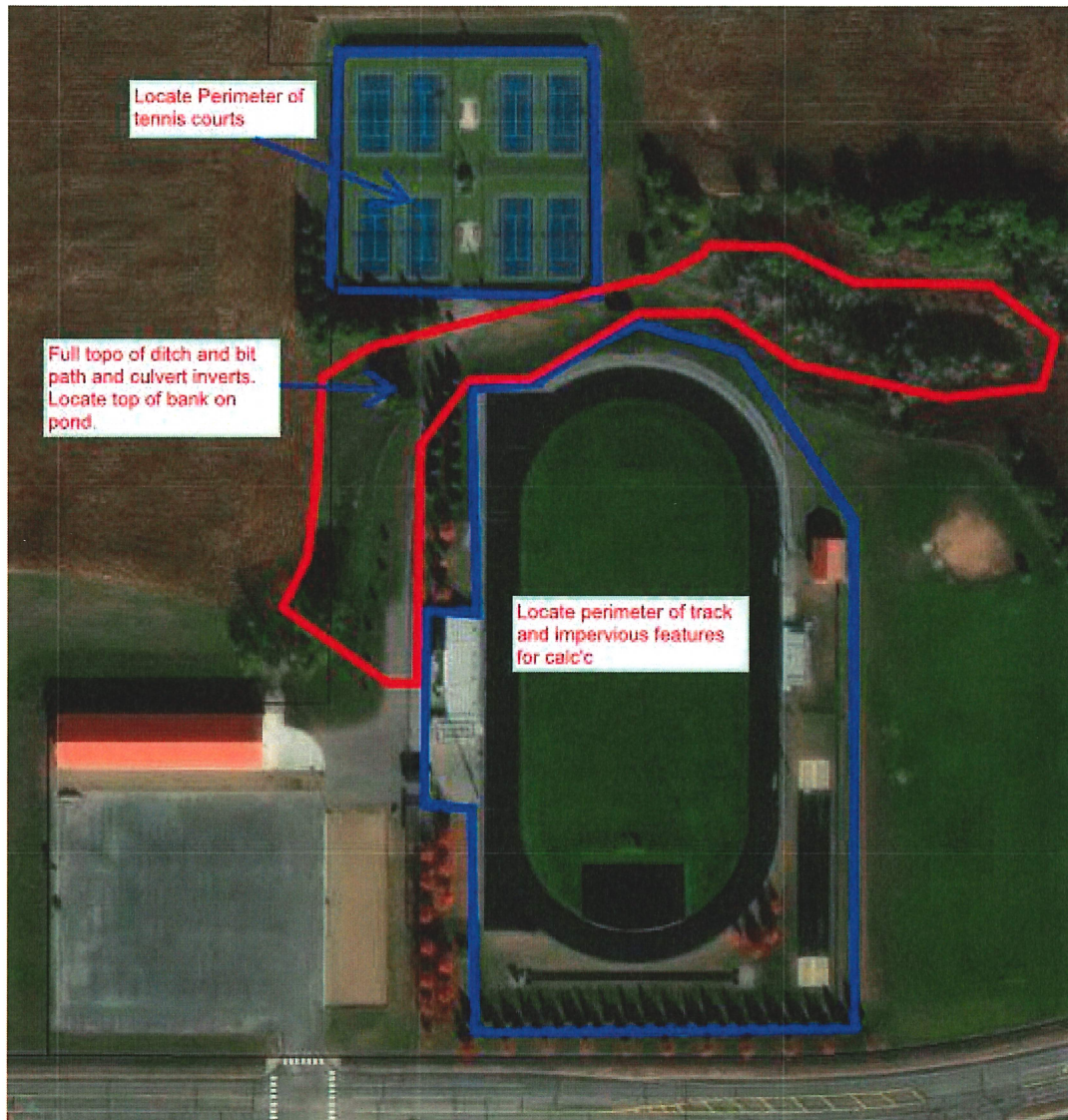
Cc: Nathan Derks <NDerks@brayarch.com>, Jeremy Anderson <jea@dte-ls.com>, "Huenink, John" <john.huenink@krausanderson.com>, "Gemelke, Rob" <rob.gemelke@krausanderson.com>, Matt Wolfert <mwolfert@brayarch.com>

Hi Ryan and Chuck. A minor situation here: when we started work for the site for Oakcrest and Athletic complex, we had the understanding that the wetland behind the storage building is the lowest point on the site, and that is what we included in the initial survey. See blue circle below.



With the Civil Engineers now on board, we learned that low point connects into a drainage pipe which leads to the on-site retention pond east of the tennis courts. The engineer needs additional survey data to determine the storm

water retention capacity of that pond and how much surface area drains into the pond in order to ensure adequate protection for the new parking and athletic practice fields. Therefore, the Civil Engineer and the Site Surveyor discussed specifically what information is still needed in order to minimize the cost impact of additional site surveying required. The quoted additional amount is \$4,400. Please see attached and let me know if you will approve this additional surveyor expense.



Thanks!

BRAYARCHITECTS

RICH RODICH

AIA, LEED AP

DELIVERY TEAM LEADER, ARCHITECT | BRAY ARCHITECTS

Office 651.770.4442 Direct 952.715.6714 Cell 651.323.3635
rrodich@brayarch.com | brayarch.com

davenport milwaukee saint paul sheboygan



From: Laura Swift <laura.swift@sunde.com> **On Behalf Of** Arlee Carlson
Sent: Monday, June 22, 2026 1:31 PM
To: Rich Rodich <rrodich@brayarch.com>
Cc: Arlee Carlson <Arlee.Carlson@sunde.com>
Subject: Proposal for Belle Plaine Athletic Complex

[EXTERNAL EMAIL]

Please find attached our proposal for the above referenced project.

If you have any questions, please feel free to contact us via email or by phone at 952.881.2455.

We look forward to hearing from you.

Please confirm receipt of this email.

-

Thank you,



Arlee Carlson, PLS, CFedS (MN-ND)

Sunde Land Surveying, LLC

Principal / President

(952) 886-3118 (Direct)

(952) 888-9526 (Fax)

Arlee@Sunde.com

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3 attachments

