

December 23, 2025

Mrs. Carol Gustafson  
Village President  
Village of Roscoe  
10631 Main Street  
Roscoe, Illinois 61073

**Re: 2026 Residential Street Program Engineering Services Proposal**

Dear Mrs. Gustafson:

Fehr Graham is pleased to present you with the following proposal for civil engineering design services as they relate to the above-referenced project. As we understand, the Village of Roscoe would like to improve various streets within Roscoe for the 2026 Residential Street Program. The selected streets are shown on the attached site location maps, and a description of the streets is provided below.

## **SCOPE OF PROJECT**

This project includes improvements to the following roadways:

### Base Bid

- » Crystal Hills Subdivision
  - Leana Drive from Roscoe Road to End (approx. 150' south of Overture Way)
- » Hawks Pointe Subdivision
  - Hawks Pointe Trail from Acadia Street to End (approx. 150' north of Goosedown Drive)
- » Saddle Club Subdivision (all streets)
  - Arena Drive from Equine Drive to Love Road
  - Equine Drive from Saddle Club Drive to End (cul-de-sac)
  - Saddle Club Drive from Equine Drive to Love Road

### Alternate Bids

- Charlemont Lane from Lismore Road to Leana Drive
- Elberon Way from Lismore Road to Leana Drive
- Rosemare Drive from Lismore Road to Leana Drive
  
- » The proposed general scope for these roads includes complete pavement removal (assumed 2-2.5"), aggregate base shaping and grading, HMA/PCC driveway replacements, and 3" of new HMA surface course (approx. 18,000 SY). Along Leana Drive, a portion of the existing landscaped median island will be removed and restored as roadway pavement, reducing the overall length of the median. Drainage improvements are not anticipated as part of the proposed project scope.

It is our understanding that the Village will use local funds to complete the improvements as described above.

## SCOPE OF SERVICES

### Limited Topographic Survey

Limited topographic survey data will be collected at the Leana Drive landscaped median island to verify impacts to the roadway drainage and anticipated striping layout. Supplemental WinGIS data will be obtained for use throughout the remainder of the project limits.

### Design Engineering and Bidding Services

Fehr Graham will prepare the following engineering design drawings for the proposed improvements:

- » Preparation of engineering exhibits necessary to satisfy the requirements of the Village of Roscoe, as well as facilitate construction of the improvements through the preparation of:
  - Removal and Replacement Plan Sheets detailing roadway improvements.
  - Typical Sections detailing roadway improvements.
  - Standard details for pavement improvements and inlet replacement.
  - Necessary details and Illinois Department of Transportation (IDOT) Highway Standards.
- » Preparation and inclusion of special provisions relating to the work described above.
- » IDOT Standard proposal book forms will be utilized for bidding purposes.
- » One design plan addendum.

Pursuant to our discussions with the Village, it is anticipated that alternate bids will be utilized within the project to maximize the Village's available funds. Fehr Graham will prepare and publish the bid advertisement, evaluate bids, and prepare a recommendation for the selection of the Contractor.

### NOTE:

As a result of the utilization of alternate bids, at this time, we do not know the full value of the construction contract. Thus, Fehr Graham recommends that the Construction Engineering and Materials Testing Services proposals be postponed until the bids are opened and the bid recommendation is prepared, which would allow for more accurate fee estimates based on the overall estimated construction cost for the project.

## EXCLUSIONS

The following items are **not** included in the scope of services proposed here within:

- » Construction Engineering Services.
- » Materials Testing Services (including pavement cores).
- » Topographic (beyond the scope listed above) and Boundary survey.
- » Stormwater pollution prevention plans and NPDES permitting.
- » Geotechnical investigation beyond the coordination of pavement cores.
- » IDOT ROW and Utility permitting.
- » IDOT coordination related to use of MFT funding.
- » Traffic Studies.
- » Utility Design.

- » Storm Sewer design.
- » Maintenance of Traffic plans (assume IDOT Highway Standards will suffice).
- » Landscape and Irrigation plans.
- » Structural Design.
- » Lighting plans.
- » Plan Cross Sections (assume Typical Sections will suffice).
- » Multiple bidding processes.
- » Coordination with impacted adjacent property owners.
- » Environmental investigations and studies.
- » Permit fees.
- » Platting.
- » Easement or ROW acquisition, procurement and coordination.
- » Ecological investigations.
- » Archaeological investigations.
- » As-Built survey.
- » Title searches.

Any of the above services can be performed as an additional cost to the project upon request.

### **FEES**

Based on the information currently available, we are prepared to provide these services on a lump sum basis per the following fee schedule:

Limited Topographic Survey	\$3,350
Design Engineering and Bidding Services	<u>\$36,200</u>
<b>TOTAL</b>	<b>\$39,550</b>

*Payment for the services rendered will be requested via a monthly invoice.*

## **AUTHORIZATION**

I trust that the information we have provided is in line with your expectations. If you would like us to proceed with this project, please sign the attached Agreement for Professional Services and return one (1) copy to my attention.

As always, Fehr Graham is willing to commit the necessary resources to provide timely and competent solutions to ensure this project moves forward. We look forward to working with you on this project. In the interim, should you have any questions regarding this proposal, please feel free to contact me at 815.394.4700.

Respectfully submitted,



Tyler Nelson  
Senior Project Manager



Brandon Boggs  
Project Designer

TVN/BMB:lar

Attachments

**AGREEMENT  
FOR PROFESSIONAL SERVICES**

Client Mrs. Carol Gustafson  
Village President  
Village of Roscoe  
10631 Main Street  
Roscoe, Illinois 61073

815.623.2829

Description of Services:

**2026 Residential Street Program Engineering Services**

Fehr Graham will provide professional civil engineering design services for the above-referenced project, as detailed in our proposal letter dated December 23, 2025.

COST:

The fixed fee for performing the above services is \$39,550.

*Reimbursables are not to exceed a 15% markup. Payment for the services rendered will be requested via a monthly invoice. Fehr Graham does not accept credit and/or debit card payments.*

The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr Graham to provide services as outlined above, and also agree that I/we are familiar with and **ACCEPT THE TERMS OF THE ATTACHED GENERAL CONDITIONS.**

CLIENT:

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date Accepted \_\_\_\_\_

CONSULTANT:

By  \_\_\_\_\_

Name

Chris DeSilva, PE

Title

Chief Operating Officer

Date Proposed

December 23, 2025

## GENERAL CONDITIONS TO AGREEMENT FOR PROFESSIONAL SERVICES

1. The Client requests the professional services of Fehr Graham hereinafter called "The Consultant" as described herein.
2. The Consultant agrees to furnish and perform the professional service described in this Agreement in accordance with accepted professional standards. Consultant agrees to provide said services in a timely manner, provided, however, that Consultant shall not be responsible for delays in completing said services that cannot reasonably be foreseen on date hereof or for delays which are caused by factors beyond his control or delays resulting from the actions or inaction of any governmental agency. Consultant makes no warranty, expressed or implied, as to his findings, recommendations, plans and specifications or professional advice except that they were made or prepared in accordance with the generally accepted engineering practices.
3. It is agreed that the professional services described in the Agreement shall be performed for Client's account and that Client will be billed monthly for said services. A 1½% per month service charge will be incurred by Client for any payment due herein and not paid within 30 days of such billing which is equal to an ANNUAL PERCENTAGE RATE OF 18%. Partial payments will be first credited to the accrued service charges and then to the principal.
4. The Client and the Consultant each binds himself, his partners, successors, executors, and assigns to the other party to this agreement and to the partners, successor, executors, and assigns of such other party in respect to this agreement.
5. The Client shall be responsible for payment of all costs and expenses incurred by the Consultant for his account, including any such monies that the Consultant may advance for Client's account for purposes consistent with this Agreement.
6. The Consultant reserves the right to withdraw this Agreement if not accepted within 30 days.
7. A claim for lien will be filed within 75 days of the date of an invoice for services (last day of services rendered) unless the account is paid in full or other prior arrangements have been made. All attorney fees incurred by the Consultant due to the filing of said lien or the foreclosure thereof shall be borne by the Client.

In the event suit must be filed by Consultant for the collection of fees for services rendered, Client will pay all reasonable attorney's fees and court costs.

If Client defaults in payment of fees or costs due under the terms of this Agreement and Consultant incurs legal expenses as a result of such failure, Client shall be responsible for payment for Consultant's reasonable attorney fees and costs so incurred.

8. The Consultant shall present, for the consideration of the Client, engineering and technical alternatives, based upon its knowledge and experience in accordance with accepted professional standards, with selection of alternatives and final decisions as requested by the client to be the sole responsibility of the Client.
9. Construction Phase Activities (When applicable) - In connection with observations of the work of the Contractor(s) while it is in progress the Consultant shall make visits to the site at intervals appropriate to the various stages of construction as the Consultant deems necessary in Agreement to observe as an experienced and qualified design professional the progress and quality of the various aspects of the Contractor(s)' work. Based on information obtained during such visits and on such observation, the Consultant shall endeavor to determine in general if such work is proceeding in accordance with the Contract Documents and the Consultant shall keep the Client informed of the progress of the work.

The purpose of the Consultant's visits to the site will be to enable the Consultant to better carry out the duties and responsibilities assigned to and undertaken by the Consultant during the Construction Phase, and, in addition, by exercise of the Consultant's efforts as an experienced and qualified design professional, to provide for the Client a greater degree of confidence that the completed work of the Contractor(s) will conform generally to the Contract Documents and that the integrity of the design concept as reflected in the Contract Documents has been implemented and preserved by the Contractor(s). The Consultant shall not, during such visits or as a result of such observations of Contractor(s)' work in progress, supervise, direct or have control over Contractor(s)' work nor shall the Consultant have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected by Contractor(s), for safety precautions and programs incident to the work of Contractor(s) or for any failure of Contractor(s) to comply with laws, rules, regulations, ordinances, codes, or orders applicable to Contractors(s) furnishing and performing their work. Accordingly, the Consultant can neither guarantee the performance of the construction contracts by Contractor(s) nor assume responsibility for Contractor(s)' failure to furnish and perform their work in accordance with the Contract Documents.

10. Estimates of Fees – When fees are on a time and material basis the estimated costs required to complete the services to be performed are made on the basis of the Consultant's experience, qualifications, and professional judgment, but are not guaranteed. If the costs appear likely to exceed the estimate in excess of 20%, the Consultant will notify the Client before proceeding. If the Client does not object to the additional costs within seven (7) days of notification, the increased costs shall be deemed approved by the Client.
11. The Consultant is responsible for the safety on site of his own employees. This provision shall not be construed to relieve the Client or the Contractor(s) from their responsibility for maintaining a safe work site. Neither the professional services of the Consultant, nor the presence of his employees or subcontractors shall be construed to imply that the Consultant has any responsibility for any activities on site performed by personnel other than the Consultant's employees or subcontractors.
12. Original survey data, field notes, maps, computations, studies, reports, drawings, specifications and other documents generated by the Consultant are instruments of service and shall remain the property of the Consultant. The Consultant shall provide copies to the Client of all documents specified in the Description of Services.

Any documents generated by the Consultant are for the exclusive use of the Client and any use by third parties or use beyond the intended purpose of the document shall be at the sole risk of the Client. To the fullest extent permitted by law, the Client shall indemnify, defend and hold harmless the Consultant for any loss or damage arising out of the unauthorized use of such documents.

13. No claim may be asserted by either party against the other party unless an action on the claim is commenced within two (2) years after the date of the Consultant's final invoice to the Client.
14. If a Client's Purchase Order form or acknowledgment or similar form is issued to identify the agreement, authorize work, open accounts for invoicing, provide notices, or document change orders, the preprinted terms and condition of said Purchase Order shall be superseded by the terms hereof.
15. Standard of Care – Services performed by Consultant under this agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other representation expressed or implied, and no warranty or guarantee is included or intended in any report, opinion or document under this agreement.
16. Liability Insurance – Consultant will maintain such liability insurance as is appropriate for the professional services rendered as described in this Agreement. Consultant shall provide Certificates of Insurance to Client, upon Client's request, in writing.
17. Indemnification and Limitation of Liability – Client and Consultant each agree to indemnify and hold the other harmless, including their respective officers, employees, agents, members, and representatives, from and against liability for all claims, costs, losses, damages and expense, including reasonable attorney's fees, to the extent such claims, losses, damages or expenses are caused by the indemnifying party's acts, errors or omissions.

The Client understands that for the compensation herein provided Consultant cannot expose itself to liabilities disproportionate to the nature and scope hereunder. Therefore, the Client agrees to limit Consultant's liability to the Client arising from Consultant's professional acts, errors or omissions, such that the total aggregate liability of Consultant shall not exceed \$50,000 or Consultant's total fee for services rendered on this Project, whichever is less.

18. Allocation of Risk – Consultant and Client acknowledge that, prior to the start of this Agreement, Consultant has not generated, handled, stored, treated, transported, disposed of, or in any way whatsoever taken responsibility for any toxic substance or other material found, identified, or as yet unknown at the Project premises. Consultant and Client further acknowledge and understand that the evaluation, management, and other actions involving toxic or hazardous substances that may be undertaken as part of the Services to be performed by Consultant, including subsurface excavation or sampling, entails uncertainty and risk of injury or damage. Consultant and Client further acknowledge and understand that Consultant has not been retained to serve as an insurer of the safety of the Project to the Client, third parties, or the public.

Client acknowledges that the discovery of certain conditions and/or taking of preventative measures relative to these conditions may result in a reduction of the property's value. Accordingly, Client waives any claim against Consultant and agrees to indemnify, defend, and hold harmless Consultant and its subcontractors, consultants, agents, officers, directors, and employees from any claim or liability for injury or loss allegedly arising from procedures associated with environmental site assessment (ESA) activities or the discovery of actual or suspected hazardous materials or conditions. Client releases Consultant from any claim for damages resulting from or arising out of any pre-existing environmental conditions at the site where the work is being performed which was not directly or indirectly caused by and did not result from, in whole or in part, any act or omission of Consultant or subcontractor, their representatives, agents, employees, and invitees.

If, while performing the Services set forth in any Scope of Services, pollutants are discovered that pose unanticipated or extraordinary risks, it is hereby agreed that the Scope of Services, schedule, and costs will be reconsidered and that this Agreement shall immediately become subject to renegotiation or termination. Client further agrees that such discovery of unanticipated hazardous risks may require Consultant to take immediate measures to protect health and safety or report such discovery as may be required by law or regulation. Consultant shall promptly notify Client upon discovery of such risks. Client, however, hereby authorizes Consultant to take all measures Consultant believes necessary to protect Consultant and Client personnel and the public. Furthermore, Client agrees to compensate Consultant for any additional costs associated with such measures.

19. In the event of legal action to construe or enforce the provisions of this agreement, the prevailing party shall be entitled to collect reasonable attorney fees, court costs and related expenses from the losing party and the court having jurisdiction of the dispute shall be authorized to determine the amount of such fees, costs and expenses and enter judgment thereof.
20. Assignment - Neither party to this Agreement shall, without the prior written consent of the other party, which shall not be unreasonably withheld, assign the benefit or in any way transfer its obligations under this Agreement or any part hereof; provided, however, either Party may freely assign this Agreement to a parent, subsidiary or affiliate without the other party's consent. This Agreement shall inure to the benefit of and be binding upon the parties hereto, and except as otherwise provided herein, upon their executors, administrators, successors, and assigns.
21. Termination – The obligation to provide further services under this Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. In the event of any termination, Consultant will be paid for all services rendered to the date of receipt of written notice of termination, at Consultant's established chargeout rates, plus for all Reimbursable Expenses including a 15% markup.
22. Provision Severable – The unenforceability or invalidity of any provisions hereof shall not render any other provisions herein contained unenforceable or invalid.
23. Governing Law and Choice of Venue – Client and Consultant agree that this Agreement will be governed by, construed, and enforced in accordance with the laws of the State of Illinois. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Illinois District Court in and for Stephenson County, Illinois.