

April 10, 2025

Josef Kurlinkus  
Village Administrator  
Village of Roscoe  
10631 Main Street  
Roscoe, Illinois 61073

**RE: Proposal - Phase II Environmental Site Assessment  
10517 & 10531 Main Street  
Roscoe, Illinois 61073  
Property Index Numbers (PINs): 04-33-455-003 and 04-33-455-007**

Dear Joe:

At the request of the Village of Roscoe, Fehr Graham has prepared this proposal for focused Phase II Environmental Assessment (ESA) services at 10517 and 10531 Main Street in Roscoe, Illinois 61073 (herein referred to as the Property).

## **BACKGROUND**

Based on the preliminary findings of the Phase I ESA being completed for the Property, Fehr Graham recommends a Phase II ESA to investigate potential contamination and unregistered underground storage tanks resulting from historical filling station operations.

## **SCOPE OF WORK**

Recommended Phase II ESA work will conclude whether further assessment and/or remediation is warranted in connection with the historical filling station operations. All proposed Phase II ESA field activities will be conducted by Fehr Graham professional staff. The proposed work scope includes the following:

### **Public and Private Utility Location**

Prior to intrusive activities, a public utility locate will be requested to identify utilities in the public right-of-way leading onto the Property. In addition, a private utility clearance, utilizing electromagnetic (EM) and/or ground-penetrating radar (GPR), will be completed to identify subsurface utilities in the vicinity of each soil boring location on the Property. GPR will also be utilized to investigate the presence of underground storage tanks (USTs) remaining on the Property from the historical filling station operations.

### **Direct-Push Drilling**

A total of six (6) soil borings will be advanced to investigate the presence of contamination. Five (5) borings will be advanced to 20 feet below ground surface (bgs), and one (1) soil boring will be advanced to 35 feet bgs to facilitate groundwater sampling.

### **Soil Screening**

Encountered soils will be screened during drilling with a photoionization detector (PID) at regular intervals and where contamination is observed in order to determine volatile contaminant impacts. Soils will be described and logged by Fehr Graham professional staff.

### **Soil Sampling**

Up to two (2) soil samples will be collected from each soil boring by Fehr Graham professional staff, for a total of up to 12 soil samples. Soil samples will be collected from 1-foot intervals at each soil boring to evaluate direct ingestion and inhalation exposure routes, where the highest amount of contamination is observed (based on PID, visual, and olfactory evidence) or where contamination is most likely to be encountered based on the identified contaminant sources. Soil samples will be collected in laboratory-certified containers and sent for laboratory analysis.

### **Groundwater Sampling**

The 35-foot soil boring will be converted to a temporary groundwater monitoring well by temporarily lowering PVC well screen and casing into the borehole. If sufficient groundwater is encountered, the well will be purged with a disposable bailer or pump until groundwater is visually clear. If limited amounts of groundwater are encountered, the well will be sampled without purging. The groundwater sample will be collected into laboratory-certified containers and sent for laboratory analysis.

### **Laboratory Analysis**

To determine if contamination exists and to what magnitude, soil and groundwater samples will be sent to a certified laboratory for analysis. Analysis of all soil and groundwater samples will include the following contaminants of concern: volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), Resource Conservation and Recovery Act (RCRA 8) metals, and soil pH. Six (6) soil samples will also be analyzed for Polychlorinated Biphenyls (PCBs). The contaminants of concern (COCs) are identified as indicator contaminants for petroleum underground storage tanks, per Illinois Administrative Code Part 734.

### **Data Evaluation**

Soil and groundwater analytical results will be tabulated and compared with the most stringent remediation objectives for proposed redevelopment land use (residential, commercial/industrial) and construction worker exposure, set forth in 35 Ill. Adm. Code 742-Tiered Approach to Corrective Action Objectives (TACO).

### **Reporting**

Fehr Graham will provide a focused Phase II ESA summary report presenting field observations, findings, drawings, and tabulated analytical data. The summary letter will provide conclusions on whether contamination exists and recommendations for further investigation and/or remediation options.

## **EXCLUSIONS**

Please note that the following items are excluded from the proposed scope of services:

- » Drilling and sampling within bedrock (weathered or competent) is considered an exclusion, which will require different drilling methods with additional associated fees. Unconsolidated geologic materials/soils are anticipated based on research conducted during the Phase I ESA.
- » Remediation of contamination found to exist on-site.
- » The proposed scope of work does not include a soil vapor investigation. If soil contamination is observed during Phase II ESA field activities, a subsequent soil vapor investigation may be recommended.

- » Landscape restoration as a result of drilling and sampling activities.
- » Utility repairs related to unmarked or undocumented subsurface utilities/conduits.
- » Additional soil borings/sampling/laboratory analysis unrelated to the proposed scope of work described above.
- » Analytical results are anticipated to be returned within 10 business days of the laboratory receipt of the samples, the standard laboratory turnaround time. Additional costs will be applied if expedited laboratory services are required by the client.
- » Unless otherwise specified, investigation derived waste (IDW) will not be containerized, nor will waste characterization samples be collected or analyzed. Soil residuals will be returned to boreholes with bentonite chips. Purged groundwater will be left on the site. Additional costs will apply if IDW is to be containerized for transport and disposal.

### **PROFESSIONAL FEES**

The lump sum cost for performing the proposed focused Phase II ESA scope of services is \$19,100 and is subject to change based on additional scope items and field adjustments.

Invoicing will be submitted to your attention on a monthly basis, based on the percentage of project completion.

### **SITE ACCESS**

In the event that the Property is owned by an entity other than the Client, it is the responsibility of the Client to secure and establish written land access and communicate the scope of the investigation with the landowner.

### **SCHEDULE**

Dependent upon secured access agreements and authorization, we anticipate the focused Phase II ESA can be completed within 35 working days of authorization to proceed. The following table identifies key milestones anticipated during the proposed project timeline:

<b>Task</b>	<b>Anticipated Timeline for Completion*</b>	<b>Anticipated Duration</b>
Field Services	Commenced within 10 business days for authorization	15 days
Laboratory Analysis	Results returned within 10 business days of sample collection	10 days
Final Report Submittal	Completed within 10 business days of receipt of analytical results	10 days
	Total Project Completion Timeline	35 days

*\*indicates the timing is contingent upon subcontractor availability and consideration for federal and local holidays falling within the proposed project timeline.*

April 10, 2025  
Mr. Josef Kurlinkus, Village of Roscoe  
Focused Phase II ESA Proposal – 10517 & 10531 Main Street, Roscoe, Illinois  
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Although not anticipated at this time, if additional work is required as a result of unexpected delays and/or project limitations, a request will be made for your authorization prior to commencement. Upon authorization, Fehr Graham will coordinate with subcontractors to complete the field investigation as soon as possible. Please note that adequate time will need to be provided for the required public utility location.

### **AUTHORIZATION**

We appreciate the opportunity to provide you with this proposal for Phase II ESA services. If this proposal meets your approval, please sign and return the enclosed Agreement for Professional Services, which will serve as your official authorization for us to proceed with the proposed work scope.

If you should have any questions, please do not hesitate to contact us. Thank you for the opportunity.

Sincerely,



Ross Grimes, PG  
Senior Project Manager



Madelyn Seuser  
Staff Hydrogeologist

RG/MS:ss

Enclosure

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**AGREEMENT  
FOR PROFESSIONAL SERVICES**

Client        Josef Kurlinkus  
                 Village Administrator  
                 Village of Roscoe  
                 10631 Main Street  
                 Roscoe, Illinois 61073  
  
                 815.986.8788

Description of Services:

**Phase II Environmental Site Assessment  
10517 & 10531 Main Street  
Roscoe, Illinois 61073  
Property Index Numbers (PINs): 04-33-455-003 and 04-33-455-007**

Fehr Graham will provide professional services related to a focused Phase II Environmental Assessment (ESA) services at 10517 and 10531 Main Street in Roscoe, Illinois 61073, as detailed in our proposal letter dated April 10, 2025.

COST:

The fixed fee for performing the above services is \$19,100.

*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        Ross Grimes, PG

Title        Senior Project Manager

Date Proposed        April 10, 2025

25-803

## 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)'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.