

June 3, 2026

Jennifer Rooks-Lopez, CPRP, ALSA, LEED AP
Director of Planning and Land Protection
Forest Preserve District of Kane County
1996 S. Kirk Road, Suite 320
Geneva, IL 60134

Email: rookslopezjennifer@kaneforest.com

SUBJECT: Proposal for Preliminary Engineering & Permitting Services
Big Rock Forest Preserve – Deer Valley Restoration Project
Kane County, Illinois
PL2604.10

Dear Jennifer:

Engineering Resource Associates, Inc. (ERA) is pleased to submit this proposal for professional preliminary engineering and permitting services for the Deer Valley Restoration Project located within Big Rock Forest Preserve, Kane County, Illinois. ERA has a strong familiarity with project area based on previous site visits and preparation of a prior proposal for this location in May of 2021.

ERA understands the Forest Preserve District of Kane County's (District) goals to restore and enhance ecological function, improve water quality, and implement Best Management Practices (BMPs) with the Deer Valley site. Our team brings relevant experience in stream restoration, floodplain considerations, and environmental permitting for similar projects throughout northeastern Illinois.

The tributary has approximately 6 culverts that previously allowed golfers to cross the tributary when the site was previously used as a nine-hole golf course. The culverts segment the tributary which allows for creation of a series of BMPs along the length of the tributary. The pond can also be converted into a constructed wetland basin to improve water quality. Zone AE floodplain is present on the property to an elevation of 671 feet this encompasses the tributary and the pond. No floodway is shown on the FIRM or Kane County GIS. It is our understanding that if the culverts along the tributary are not changed then hydraulic & hydrologic modeling will not be required. The District desires ERA to provide preliminary engineering and permitting services for this project.



WARRENVILLE

3S701 West Avenue, Ste 150
Warrenville, IL 60555
☎ (630) 393-3060

CHICAGO

10 S. Riverside Plaza, Ste 875
Chicago, IL 60606
☎ (312) 474-7841

CHAMPAIGN

2416 Galen Drive
Champaign, IL 61821
☎ (217) 351-6268

MILWAUKEE

342 N. Water Street, Ste 600
Milwaukee, WI 53202
☎ (414) 238-9189

Project Understanding

The District desires ERA to provide preliminary engineering and permit services necessary for development of final engineering plans for bidding of this work. It is assumed that the project land disturbance will be less than 1 acre, and an NOI submittal will not be required. No new impervious surfaces are proposed for this project so no detention requirement will be triggered. Since areas of the project are located in regulatory floodplain, compensatory storage will be required for fill in the floodplain. Wetlands and buffer requirements will be required within the project area.

ERA will provide preliminary engineering plans for site grading, pipe replacement - (if necessary), compensatory floodplain storage - (if necessary), compensatory storage - (if necessary), and erosion control and permitting services features as described below. ERA will prepare application, calculations and a stormwater report for submittal to Kane County for permit.

Scope of Services

The anticipated Scope of Services (Scope) is to create Preliminary Engineering plans (95%) and permit services with costs for the District with the following work plan.

1. Meetings/Coordination – This task includes meetings with District staff and pre-application meetings. ERA will provide meeting minutes within 1 week of each meeting for review and distribution to meeting participants by District staff. The following meetings are anticipated:
 - 1.1. One (1) kick-off meeting with District staff;
 - 1.2. One (1) pre-application meeting with the applicable permitting agencies. It is assumed that the Kane County, U.S. Army Corps of Engineers (USACE), and Kane-Kane Soil and Water Conservation District (SWCD) will have a combined pre-application meeting;
 - 1.3. One (1) design meeting with District staff.

In addition to the meetings described, ERA will utilize Microsoft Teams (Teams) to coordinate all project correspondence and files. ERA will set up access to the project team if desired by the District. Additional anticipated coordination tasks include:

- Email, team messages and phone communication between project team staff and District staff about project status and to answer questions and concerns related to the tasks described within this scope.
 - Uploading and downloading information placed on the Teams.
2. Supplemental Survey – Kane County has one-foot topographic survey that can be utilized for areas outside of the tributary and pond areas. However, supplemental surveys are needed for design of the tributary BMPs and pond improvements. The survey will be tied into the Kane County Survey Control Network (NAVD 88). The following are the anticipated items to be surveyed:
 - 2.1.1. Hard surfaces, and utility structures/inverts;
 - 2.1.2. Cross section of the tributary at 50' intervals;
 - 2.1.3. Pond outfall structure and adjacent retaining wall;
 - 2.1.4. Coordinate with JULIE and field verify existing utilities on site.
 3. Wetland Delineation – Wetlands located on the property will be delineated in accordance with the current USACE wetland delineation manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0). Wetlands will be staked by pin flag and/or marking tape labeled “wetland”. Wetland flags will be located using a GPS data collector +/- 0.5 meter accuracy. Following the delineation ERA will prepare a written delineation report containing:
 - 3.1. U.S. Army Corps of Engineers (USACE) data forms;
 - 3.2. Aerial map exhibit of site showing approximate locations of data sampling points, and wetland boundaries;
 - 3.3. Floristic Quality Assessment;
 - 3.4. Documentation of potential threatened and endangered species using Federal

and State agency databases. Please note IDNR requires a fee for EcoCAT consultations. This will be billed as a direct cost;

- 3.5. Identification of off-site wetlands within 100' of the property;
 - 3.6. Copy of Kane County ADID map;
 - 3.7. Copy of Kane soil map; and,
 - 3.8. Site photos as necessary to describe wetland and other regulated areas; and
 - 3.9. An overview of the applicable wetland and buffer regulations.
4. Environmental Design
- 4.1. Tributary BMPs – BMPs will be designed along the length of the tributary to Big Rock Creek. The design will include a soil management plan, inundation duration analysis, proposed seed and plug mixes, and proposed maintenance and monitoring plan.
 - 4.2. Pond Improvements – The pond improvements shall include: shoreline regrading at the inlets and outlets, creating a low flow channel to increase contact time, and planting plan.
5. Stormwater Management –
- 5.1. Compensatory Storage Calculations – ERA will evaluate the cut and fills for the proposed improvements utilizing an earthwork volume utility in AutoCAD. Compensatory Storage will be calculated using the regulatory 10- and 100-yr flood elevations. The overall project site is required to provide compensatory storage equal to at least 1.0 times the volume of flood plain fill as this is a stream restoration project. The storage shall be provided incrementally between the 0-10-yr and the 10-100-yr flood recurrence intervals at a minimum ratio of 1:1 cut to fill. Floodway cut and fill calculations shall also be provided showing a minimum ratio of 1:1 cut to fill. ERA will provide compensatory storage calculations in tabular form with to-scale cross-sections for submittal with the permit application.
 - 5.2. Stormwater Report - ERA will prepare a final report that will contain a summary of the design calculations and compliance with required permits such as compensatory storage requirements. The final report will be used to obtain floodway and stormwater management permits. This report will be in the format of the Kane County Environmental and Water Resources tabular submittal.

The anticipated deliverables for these tasks include the following:

- Compensatory Storage Tabular Calculations
 - Stormwater Report
6. Earthwork Calculations - ERA will calculate the volume of topsoil stripping, total cuts and fills. Volumes will be compared and modifications to the grading plan made to attempt to balance the earthwork. Areas outside of the floodplain, such as sand traps, will be investigated for disposal of excavated material.
7. Permitting - ERA will assist the District in the preparation of the permit application(s). The regulatory stakeholders involved with the management of storm water through the project limits will be contacted. This task will include permit coordination with the jurisdictional authorities, responding to their review comments, and phone call/email/letter follow up efforts to ensure permits submittals are adequately moving through their system. Permits anticipated for this project include:
- 7.1. Federal & State Permits
 - 7.1.0. IDNR/OWR Floodway Permit – ERA will provide 2 copies of the 95% and final PS&E documents. ERA will provide 2 copies of the stormwater report described above for review and approval.
 - 7.1.1. IEPA Construction Site Runoff (ILR10) – ERA will provide the SWPPP; the District will complete and submit the NOI per its NPDES ILR40 MS4 permit.
 - 7.1.2. IDNR Threatened and Endangered Species signoff – ERA will complete the application for T&ES signoff through EcoCAT.
 - 7.1.3. Illinois Historical Preservation Agency approval – ERA will prepare the IHPA consultation (this assumes that a Phase I archaeological report is not necessary).
 - 7.1.4. IDNR Interagency Wetland Policy Act – ERA will submit one copy of the 95% plans and wetland delineation report. This is required for State funded projects.

7.1.5. Army Corps of Engineers – ERA will provide one set of the 95% and final PS&E documents and the tabular submittal described above.

7.1.6. Kane/DuPage Soil and Water Conservation District – ERA will provide two sets of the 95% and final PS&E documents.

7.1.7. EPA 404 Permit – It is assumed that the IEPA 404 permit will be issued as part of the NWP from the USACE, an Individual 404 is not anticipated.

7.2. County & Local Permits

7.2.0. Kane County

- Stormwater Management Permit – ERA will provide an electronic copy of the signed stormwater management permit, IDNR-OWR delegation letter, and pre-final engineering plans.
- ERA will also provide 4 copies of the stormwater report for review and approval.

Schedule

The work described in this agreement will be performed as expeditiously as weather and other physical conditions permit. The Engineer shall not be liable to the Owner, if delayed in, or prevented from performing the work as specified herein through any cause or causes beyond the control of the Engineer and not caused by his own fault or negligence including acts of God, or the public enemy, inclement weather conditions, acts of the government after the effective date of this agreement, fires, floods, epidemics, strikes, jurisdictional disputes, lockouts, and freight embargoes.

Services Not Included

Only services specifically described in this proposal are included in our scope of work. The following are specifically excluded, although they may be added as a contract amendment at a future date for an agreed additional fee.

- Meetings, except as described above
- Floodplain/Floodway Analysis or Modeling
- Drain tile investigation
- Detention Design
- Design of Offsite Utilities or Roadways
- Sanitary sewer or Water service design
- Electrical, Gas, Telephone, Cable Service Design
- Mechanical/Electrical Design
- Structural Engineering
- Geotechnical Engineering / Groundwater Monitoring
- Tree inventory / Tree Species Identification / Tree Preservation Plan by Arborist
- Wetland Mitigation Design
- Offsite Storm Sewer Design
- Architectural services
- Plat of Survey
- Boundary Survey
- As-constructed Survey and Drawings

Fees

The cost associated with the services included in this proposal will be invoiced on phase fixed fee basis according to the following schedule below.

Base Scope of Preliminary Engineering and Permitting Services:

BRFP-Deer Valley Restoration Project
Forest Preserve District of Kane County

TASK No.	WORK DESCRIPTION	HOURS	WEIGHTED HOURLY RATE	ERA'S FEE	DIRECT COSTS	GRAND TOTAL	% OF GRAND TOTAL
1	Meetings/Coordination	20	\$155	\$3,100.00	\$130.00	\$3,230.00	9.39%
2	Supplemental Survey	76	\$128	\$9,700.00	\$195.00	\$9,895.00	28.77%
3	Wetland Delineation	32	\$106	\$3,400.00	\$65.00	\$3,465.00	10.08%
4	Environmental Design	44	\$156	\$6,900.00		\$6,900.00	20.06%
5	Stormwater Management	22	\$158	\$3,500.00		\$3,500.00	10.18%
6	Earthwork Calculations	5	\$152	\$800.00		\$800.00	2.33%
7	Permitting	51	\$129	\$6,600.00		\$6,600.00	19.19%
TOTALS		250	\$61.43	\$34,000.00	\$390.00	\$34,390.00	100%

Invoices will be issued monthly reflecting the percent of the project completed as of the "services thru" date on the invoice. Any unpaid ERA invoices over 30 days old must be paid in full prior to our release of the project's final deliverable. "Pay at pick up" for final deliverable may apply.

Please send payment(s) to:
3s701 West Avenue, Suite 150, Warrenville, IL 60555

Credit Card payments are also accepted over the phone, via email, or in the office with a 3.5% processing fee added.

We appreciate the opportunity to submit this proposal and trust that it meets with your approval. If acceptable, please sign the proposal where indicated below (Exhibit 1) and return one (1) copy for our files. Receipt of executed proposal will serve as authorization to proceed with the project to the full extent of the contract. The attached General Terms and Conditions are expressly incorporated into and are an integral part of this proposal for civil engineering and land surveying services.

If you have any questions, please contact me at 630-393-3060 or epande@eraconsultants.com.

Sincerely,
ENGINEERING RESOURCE ASSOCIATES, INC.



Erin Pande, PWS, CFM
Attachments/Enclosure

Exhibit 1

Acceptance & Authorization Form – June 3, 2026, Proposal
BRFP-Deer Valley Restoration Project, Forest Preserve District of Kane County

Engineering Resource Associates, Inc.

Forest Preserve District of Kane County



Authorized Signature

Authorized Signature

Erin Pande, Ecological Services Director

Printed Name and Title

Printed Name and Title

3s701 West Avenue, Suite 150
Warrenville, Illinois 60555
630-393-3060

Date

Please Provide Contact Information:

Mailing Address:

(please provide street address for UPS deliveries)

Telephone & Facsimile Numbers:

Email Address:

INVOICES should be sent via:

Email USPS Mail Email & USPS Mail

If different than above address,

invoices should be addressed to:

Attn:

Invoice Email Address (if different than above):

Note any billing forms/procedures:

