



Strand Associates, Inc.®  
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April 21, 2026

Mr. Sean Mikos, P.E., Deputy Director of Public Works  
City of Joliet  
150 West Jefferson Street  
Joliet, IL 60432

Re: Engineering Services  
Rock Run Collections, On-Call Development Reviews

Dear Mr. Mikos:

This Proposal presents Strand Associates, Inc.®'s (Strand) anticipated **Scope of Services** and associated **Compensation** for providing engineering services to the City of Joliet, Illinois (City) for the Rock Run Collections, On-Call Development Reviews.

It is with pleasure that Strand provides this proposal for on-call development review services to the City. Since 1986, our Joliet office has been helping municipal clients in northeastern Illinois, including the City of Joliet, by providing comprehensive professional engineering services and effectively addressing the needs of our clients. The City is one of our longest-standing clients for whom we have provided a wide range of municipal infrastructure engineering services. Since 2020, we have been providing development-related engineering review services to the City for the Third Coast Intermodal Hub (formerly Compass Business Park). In this capacity, we have overseen water supply, storage, and distribution system planning as well as sanitary sewer conveyance, pumping, and treatment planning. We have also provided site review services for individual developments within the Third Coast Intermodal Hub covering water, sanitary, storm, and local roadway improvements. Through our long relationship with the City, we have developed an understanding of the City's ordinances, standards, and expectations for new development and associated public infrastructure.

Similarly, we served as Village Engineer or primary engineering consultant for numerous municipalities, counties, and districts in northeastern Illinois. Two of our longest such partnerships have been with the Village of Channahon since 1993, and the Village of Indian Head Park since 1996. We continue in that capacity with these municipalities to this day. Our services include assisting with standards development; reviewing development plats and plans; assisting in the preparation of Village-developer agreements; estimating letters of credit or bond requirements; attending Board, Committee, and Commission meetings; and providing construction observation and administration services.

Our municipal engineering staff will lead in providing development reviews for the City. They will be further supported by our diverse specializations in civil and municipal engineering, stormwater management, water supply engineering, wastewater treatment and conveyance engineering, transportation engineering, wetland mitigation and restoration, construction-related services, and geographic information systems and mapping; all of which are provided out of our Joliet, Illinois, office. The majority of our services are to public entities and we do not represent private developers; therefore, we do not have any conflict of interest in providing development review services to the City.

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### **Scope of Services**

A typical scope of services can be described as follows.

1. Review plats of development.
2. Review site-related engineering design drawings and technical specifications for conformance with the City's Design Manual, applicable ordinances, and prior development agreements associated with the development.
3. Provide review comments in a written letter to the City.
4. Attend meetings as requested by the City between the City, developer, and design engineer to discuss review comments.
5. Perform subsequent reviews of revised engineering documents with the goal of meeting the City's final approval.
6. Perform additional review services that may include developer-determined opinions of construction cost and private utility improvements.

In general, review comments will be provided to the City within two weeks of receiving an engineering submittal. Additional time for review may be necessary depending on the size of the development, and will be determined after discussion with the City.

### **Service Elements Not Included**

The following services are not anticipated to be provided by Strand. If such services are required, Strand will work with the City to procure a contractor for the City to hire directly for these services, as necessary.

1. Archaeological or Botanical Investigations: Strand will assist City in engaging the services of an archaeologist or botanist, if required, to perform the field investigations necessary for agency review.
2. Construction-Related Services: Any services involved in performing construction-related services.
3. Geotechnical Engineering: Geotechnical engineering information will be provided through City and City's geotechnical consultant.
4. Land and Easement Surveys/Procurement: Any services of this type including, but not limited to, a record search, field work, preparation of legal descriptions, and/or assistance to City for securing land rights necessary for the project.
5. Preparation for and/or Appearance in Litigation on Behalf of City: Any services related to litigation.

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6. Services Related to Buried Wastes and Contamination: Should buried solid, liquid, or potentially hazardous wastes or subsurface or soil contamination be uncovered at the site, follow-up investigations may be required to identify the nature and extent of such wastes or subsurface soil or groundwater contamination and to determine appropriate methods for managing of such wastes or contamination and for follow-up monitoring.
  
7. Unsolicited Media: Any services that include the review or analysis of unsolicited media including, but not limited to, photographs, videos, and drone footage provided by City or contractors unless specifically requested and agreed to in writing. Strand’s use of electronic construction administration programs (e.g., e-builder, Newforma) is limited to the Scope of Services defined in this Proposal. Strand is not responsible for the review of unsolicited media uploaded to these programs unless specifically requested and agreed to in writing.

**Compensation**

It is our understanding that services will be provided to the City on a task order basis with a defined scope of services, schedule, and fee structure. It is anticipated that the City shall compensate Strand for Services on an hourly rate basis plus expenses based on current engineering rates noted below. These rates are applicable through June 30, 2027, and are adjusted annually on July 1 thereafter. Expenses incurred such as those for travel, meals, printing, postage, copies, computer, electronic communication, and long distance telephone calls will be billed at actual cost.

	<u>Hourly Billing Rates*</u>	<u>Anticipated Involvement</u>
Principal Engineer	\$344	1 percent
Senior Associate	\$310	4 percent
Project Managers	\$240	20 percent
Review Engineer	\$140 to \$170	70 percent
Administrative	\$135	5 percent

Only sales taxes or other taxes on Services that are in effect at the time this Proposal is submitted are included in the Compensation. If the tax laws are subsequently changed by legislation during the life of this Proposal, this Proposal will be adjusted to reflect the net change.

**Schedule**

Services will begin upon execution of an Agreement, which is anticipated the week of April 27, 2026; and written approval of a development-specific Task Order. Services are scheduled for completion on July 1, 2030.

**Standard of Care**

The Standard of Care for all Services performed or furnished by Strand under this Proposal will be the care and skill ordinarily used by members of Strand’s profession practicing under similar circumstances at the same time and in the same locality. Strand makes no warranties, express or implied, under this Proposal or otherwise, in connection with Strand’s Services.

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### **City's Responsibilities**

1. Assist Strand by placing at Strand's disposal all available information pertinent to this project including previous reports, previous drawings and specifications, and any other data relative to the scope of this project.
2. Furnish to Strand, as required by Strand for performance of Services as part of this Proposal, data prepared by or services of others obtained or prepared by City relative to the scope of this project, such as soil borings, probings and subsurface explorations, and laboratory tests and inspections of samples, all of which Strand may rely upon in performing Services under this Proposal.
3. Provide access to and make all provisions for Strand to enter upon public and private lands as required for Strand to perform Services under this Proposal.
4. Examine all reports, sketches, estimates, special provisions, drawings, and other documents presented by Strand and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay Strand's performance.
5. Provide all legal services as may be required for the development of this project.
6. Retain the services of a soils consultant to provide any necessary geotechnical evaluation and recommendations.

### **Changes**

1. City may make changes within the general scope of this Proposal in the Services to be performed. If such changes cause an increase or decrease in Strand's cost or time required for performance of any Services under this Proposal, an equitable adjustment will be made and this Proposal will be modified in writing accordingly.
2. No services for which additional compensation will be charged by Strand will be furnished without the written authorization of City. The fee established herein will not be exceeded without agreement by City but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**.
3. If there is a modification of Agency requirements relating to the Services to be performed under this Proposal subsequent to the date of execution of this Proposal, the increased or decreased cost of performance of the Services provided for in this Proposal will be reflected in an appropriate modification of this Proposal.

### **Extension of Services**

This Proposal may be extended for additional Services upon City's authorization. Extension of Services will be provided for a lump sum or an hourly rate plus expenses.

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### **Payment**

City shall make monthly payments to Strand for Services performed in the preceding month based upon monthly invoices. Nonpayment 30 days after the date of receipt of invoice may, at Strand's option, result in assessment of a 1 percent per month carrying charge on the unpaid balance.

Nonpayment 45 days after the date of receipt of invoice may, at Strand's option, result in suspension of Services upon five calendar days' notice to City. Strand will have no liability to City, and City agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Proposal by City. Upon receipt of payment in full of all outstanding sums due from City, or curing of such other breach which caused Strand to suspend Services, Strand will resume Services and there will be an equitable adjustment to the remaining project schedule and compensation as a result of the suspension.

Failure to make payments to Strand is cause for termination upon two-week notice to City.

### **Termination**

This Proposal may be terminated with cause in whole or in part in writing by either party subject to a two-week notice and the right of the party being terminated to meet and discuss the termination before the termination takes place. Strand will be paid for all completed or obligated Services up to the date of termination.

### **Data Provided by Others**

Strand is not responsible for the quality or accuracy of data nor for the methods used in acquisition or development of any such data where such data is provided by or through City, contractor, or others to Strand and where Strand's Services are to be based upon such data. Such data includes, but is not limited to, soil borings, groundwater data, chemical analyses, geotechnical testing, reports, calculations, designs, drawings, specifications, record drawings, contractor's marked-up drawings, and topographical surveys.

### **Third-Party Beneficiaries**

Nothing contained in this Proposal creates a contractual relationship with or a cause of action in favor of a third party against either City or Strand. Strand's services under this Proposal are being performed solely for City's benefit, and no other party or entity shall have any claim against Strand because of this Proposal or the performance or nonperformance of services hereunder. City and Strand agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this project to carry out the intent of this provision.

### **Dispute Resolution**

Except as may be otherwise provided in this Proposal, all claims, counterclaims, disputes, and other matters in question between City and Strand arising out of or relating to this Proposal or the breach thereof will be decided first by mediation, if the parties mutually agree, or with a bench trial in a court of competent jurisdiction within the State of Illinois.

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### **Remedies**

Neither Strand nor City shall be liable to the other for special, indirect, punitive, or consequential damages for claims, disputes, or other matters in question arising out of this or relating to this Proposal. This mutual waiver is applicable, without limitation, due to either party's termination of this Proposal.

### **Terms and Conditions**

The terms and conditions of this Proposal will apply to the Services defined in the **Scope of Services** and represent the entire Proposal and supersede any prior proposals, Requests for Qualifications, or Agreements. City-supplied purchase order is for processing payment only; terms and conditions on the purchase order shall not apply to these Services.

We thank you for the opportunity to provide our services for this project. If you have any comments or questions, please call me at your convenience at 815-744-4200 extension 3150.

Sincerely,

STRAND ASSOCIATES, INC.®



Michael R. Waldron, P.E.  
Senior Associate