

February 7, 2011

Mr. Jason Anderson
Economic Development Director
Greater Rochelle Economic Development Corporation
420 North Sixth Street
Rochelle, IL 61068

Re: Proposal for Professional Services

Dear Mr. Anderson,

In response to our recent discussion, the following is our proposal for the professional services associated with the design of the City of Rochelle rail extension to serve the 110 acre parcel located at the southeast corner of Steward and Ritchie Roads near Rochelle. The property is commonly referred to as the "Boyle Farm". For the purposes of this proposal, the said rail extension includes connection to the terminus of one of the existing Illinois River Energy (IRE) rail spurs and extending the said spur easterly to service the Boyle Farm. Below is our understanding of the scope of services and the associated fees.

Topographic Survey

Complete a comprehensive topographic survey of the area necessary to complete the rail design. FGA will collect data a minimum of 50 feet on either side of the proposed rail alignment, increasing to a minimum of 100 feet at the Steward Road crossing to ensure satisfactory connection to existing pavement. Further, FGA will collect topographic data on the existing IRE rail system necessary for the connection and design of the turnout. All visible structures, utilities, equipment, and trees will be included in said survey. Contours at one-foot intervals of the subject site will also be provided. The survey will be completed utilizing the Illinois State Plane Coordinate System (West Zone datum of 1983 revised 1997) and the 1988 North American Vertical Datum (NAVD-88).

Railroad Easements and Land Acquisition Plat

Fehr-Graham & Associates will complete the necessary courthouse research and field reconnaissance to complete the legal descriptions in order to secure railroad easements from IRE. Said research and field reconnaissance will include section corners, parcel boundary descriptions and right-of-way information. Easement documents and graphical exhibit will be provided for execution and recording. Further, FGA will provide a legal description and acquisition plat detailing the strip of land that will be required for the proposed future rail spur through the IRE property. This plat can be used to purchase land or for securing an easement for the future rail spur. This proposal does not include costs associated with resolving gaps, overlaps, or disputes associated with the boundaries.

Industrial Rail Extension Design

Utilizing the topographic survey as a base drawing, FGA will prepare detailed engineering drawings of the rail extension and at-grade crossing. These engineering services will include preparing the necessary design drawings and specifications to facilitate construction. Design drawings will include a rail and pavement removal plan, at-grade rail crossing roadway plan, signalization, turnout design, rail and ballast design, and traffic control plan. Top of rail and pavement elevations will be provided to ensure compatibility and smooth transitions to existing roadway and rail improvements. For the purposes of this proposal, the rail extension design will terminate approximately 200 LF east of the Steward Road right-of-way. Upon completion of the plans, FGA will coordinate the bidding process, review the bids, and make a recommendation to the Rochelle City Council.

All engineering drawings and specifications will be prepared in accordance with general practice and in conformance with the City of Rochelle regulations and AREMA specifications. Civil Drawings will be provided in hard copy only unless otherwise agreed upon. A Professional Engineer Seal will be affixed on each drawing and signed in accordance with the State of Illinois Department of Professional Regulation requirements.

Storm Water Pollution Prevention Plan (SWPPP)

The Illinois Environmental Protection Agency (IEPA), in accordance with the Clean Water Act, requires a *National Pollutant Discharge Elimination System (NPDES)* storm water permit for any construction project in which one acre or more is disturbed. The NPDES permit requires a site specific Storm Water Pollution Prevention Plan (SWPPP) which details the management practices and erosion control measures which are to be utilized to reduce or eliminate pollution due to storm water runoff. Should the project meet the above-referenced disturbed area criteria, FGA will prepare and submit the Notice of Intent (NOI) application and the SWPPP for the construction project necessary to secure the NPDES permit. Said submittal will be prepared in accordance with NPDES permit and IEPA guidelines.

Illinois Commerce Commission (ICC) Approval

Concurrent with the rail design and in cooperation with the City Attorney, FGA will spearhead the ICC approval process. This work will include, but is not limited to, submission of all required ICC documentation, preparation of exhibits and drawings, facilitation of public meetings and hearings, and attendance/testimony at ICC hearings. Given the variable nature of ICC hearings and approval process, FGA is prepared to offer these services on a time and materials basis.

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

- Off-site investigations and/or engineering plans for municipal utilities or other off-site private utility improvements.
- Drainage report and storm sewer or storm water management design.

- Soils investigation or geotechnical report.
- Railroad liability insurance or flagmen fees.
- SWPPP inspections as required by NPDES regulations.
- Construction staking. Fehr-Graham would propose a unique solution to help eliminate the frequently encountered conflicts between developer, contractor and surveyor associated with contractor's requests for re-staking.
- Construction management and/or construction observation.

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

Fee Schedule

Fehr-Graham & Associates is prepared to complete the work detailed in this proposal in accordance with the following fee schedule:

Topographic Survey	\$ 2,900
Industrial Rail Extension Design	\$34,800
Railroad Easement and Land Acquisition Plat	\$ 3,700
Storm Water Pollution Prevention Plan (SWPPP)	\$ 2,750
Illinois Commerce Commission (ICC) Approval	Time and Materials

Project Schedule

We can begin work on the project immediately upon receipt of your Notice to Proceed.

Authorization

Thank you for the opportunity to prepare this proposal for your project. I trust that the information we have provided is in line with your expectations. Should you like for us to proceed with this project, please sign the attached Order for Professional Services and return the Engineer's Copy to my attention. Please keep the Client Copy for your records. Should you have any questions or concerns, please do not hesitate to contact our office.

Respectfully submitted,



Noah Carmichael, P.E.
Project Engineer

Enclosures

NJC:rfs

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ORDER
FOR PROFESSIONAL ENGINEERING
OR SURVEYING SERVICES

Client Mr. Jason Anderson
Greater Rochelle Economic Development Corporation
420 North 6th Street
Rochelle, IL 61068

815-562-7595

Description of Services:

Rochelle - Design of Rail Extension to Boyle Farm

Fehr-Graham & Associates will provide professional services associated with the design of the City of Rochelle rail extension to serve the 110 acre parcel located at the southeast corner of Steward and Ritchie Roads near Rochelle. The property is commonly referred to as the "Boyle Farm". The said rail extension includes connection to the terminus of one of the existing Illinois River Energy rail spurs and extending the said spur easterly to service the Boyle Farm.

COST: The fee for performing the above services is as follows:

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Industrial Rail Extension Design	\$34,800
Railroad Easement and Land Acquisition Plat	\$ 3,700
Storm Water Pollution Prevention Plan (SWPPP)	\$ 2,750
Illinois Commerce Commission (ICC) Approval	Time and Materials

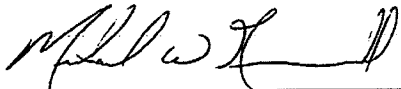
The attached General Conditions are incorporated into and made a part of this Agreement.

ACCEPTED AND AGREED TO:

I/we, the undersigned, authorize Fehr-Graham & Associates, 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:

ENGINEER:

Signature _____ By  _____
 Title _____ Title Member
 Date Accepted _____ Date Proposed February 7, 2011
 NJC

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CLIENT:

ENGINEER:

Signature _____

By  _____

Title _____

Title Member

Date Accepted _____

Date Proposed February 7, 2011

NJC

Client's Copy