

AUTHORIZING AN AGREEMENT FOR CONSTRUCTION ENGINEERING SERVICES WITH FEHR GRAHAM FOR THE 2025 GENERAL STREET MAINTENANCE PROGRAM IN AN AMOUNT NOT TO EXCEED \$252,000.

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, the City Engineer recommends approving an agreement with Fehr Graham to perform construction engineering services for the 2025 General Street Maintenance Program for a fee in an amount not to exceed \$252,000 in the same or substantially similar form as the attached and incorporated as Exhibit A (the "Agreement"); and

WHEREAS, the City's corporate authorities find that approving the Agreement is in the City's best interests for the protection of the public health, safety, morals and welfare; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The recitals to this resolution are true, material, adopted and incorporated as Section One to this resolution.

SECTION 2: The City's corporate authorities approve the Agreement, subject to such changes as the City Manager deems to be in the City's best interests. The City's corporate authorities further authorize and direct the City Manager to: (1) negotiate and execute the Agreement; and (2) take all necessary acts to effectuate the Agreement.

SECTION 3: This resolution and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such resolution should (a) contain terms contrary to the provision of non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that if this resolution is inconsistent with any non-preemptive state law, this resolution shall supersede state law in that regard within its jurisdiction.

SECTION 4: This resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting thereof held on the 24th day of March 2025 and approved by me as Mayor on the same day. Passed by a 5-0-3 roll call vote. Aye: Larson, Perkins, Powell, Verbic, Barnes. Nay: None. Absent: Zasada, Smith, Walker.




COHEN BARNES, Mayor

ATTEST:


Ruth A. Scott, Executive Assistant

**AGREEMENT
FOR PROFESSIONAL SERVICES**

Client Zachary Gill, PE
City Engineer
City of DeKalb
1216 Market Street
DeKalb, Illinois 60115

815.748.2331

Description of Services:

**Professional Engineering Services
City of DeKalb – 2025 Various General Maintenance Streets Program
Phase III Construction Engineering**

Fehr Graham will provide construction engineering services for the 2025 General Maintenance, Various Streets program.

COST: You will be billed on a time and materials basis as per the annually established fee schedule.

The fee for performing the above services is estimated to be \$252,000.

**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

Bill Nicklas

Title

City Manager

Date Accepted

3/24/2025

CONSULTANT:

By



Name

Kyle Saunders

Title

President

Date Proposed

March 4, 2025

25-554

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 Iowa. If there is a lawsuit, Client and Consultant agree that the dispute shall be submitted to the jurisdiction of the Iowa District Court in and for Linn County, Iowa.



March 3, 2025

Zachary Gill, PE
City Engineer
City of DeKalb
1216 Market Street
DeKalb, Illinois 60115

**Re: Proposal for Professional Engineering Services
City of DeKalb – 2025 Various General Maintenance Streets Program
Phase III Construction Engineering**

Dear Zac,

Thank you for considering Fehr Graham for your professional engineering needs. Services in this agreement will include construction engineering services for the 2025 General Maintenance, Various Streets program. The bid documents currently identify a base bid scope of work and two alternate bids. Work includes primarily HMA resurfacing and construction of new ADA ramps for the base bid and all alternates. A detailed summary of the work involved in this year's program is listed below:

BASE BID (approximately 8.47 miles)

- » Knolls Subdivision (1.48 miles).
 - Knolls Street West, Magnolia Street, Walnut Street, Persimmon Street, Larson Lane, Mason Street, Ryan Court, Larson Court, Plum Street, and Knolls Ave South.
- » University Heights Subdivision (0.43 miles)
 - Loren Drive, Hedge Drive, University Drive, and Northern Court.
- » Crane Drive (0.25 miles).
 - Annie Glidden Road to Russell Road.
- » Russell Road (0.52 miles).
 - Greenbrier Road to Lucinda Avenue.
- » Pheasant Run (0.07 miles).
 - Russell Road to Cul-de-Sac.
- » Evergreen Circle (0.07 miles).
 - Russell Road to Cul-de-Sac.
- » Moraine Terrace (0.07 miles).
 - Russell Road to Cul-de-Sac.
- » Hillcrest Subdivision (0.49 miles).
 - Fairmont Drive and North Sunnymede Trail.
- » Laural Lane (0.30 miles).
 - 1st Street to Mayflower Drive.
- » Town & Country Estates (0.38 miles).
 - Forsythe Lane, Azalea Lane, and Windsor Drive.
- » Margaret Lane (0.43 miles).
 - Forsythe Lane to Royal Drive.

- » Tilton Park Subdivision (2.38 miles).
 - Orchard Lane, Knollwood Drive, Delcy Drive, Terrace Drive, Royal Drive, Regal Drive, River Drive and Birchwood Lane.
- » 1st Street (0.09 miles) each side of the intersection with McCormick Drive.
- » Langlois & Townsend Subdivisions (1.51 miles) - Davy Street, 9th Street, 10th Street, 11th Street, 12th Street, and School Street.
- » Intersection of Ridge Drive and Huntington Drive - Calming Curb Traffic Area.
- » Knolls Ave South - Calming Curb Traffic Area.
- » Moulf Street and Knolls Ave - Calming Curb Traffic Area.

ALTERNATE BID 1

- » City Parking Lot between 1st Street and 2nd Street on the South side of the Railroad Tracks.

ALTERNATE BID 2

- » DeKalb School District Unit 428 Parking Lot, located at 901 South 4th Street in DeKalb

Considering these improvements, Fehr Graham is pleased to provide the City with the following scope of services:

SCOPE OF SERVICES

- » Provide the City of DeKalb with a representative to observe construction means and methods and document compliance with the project plans and specifications.
- » Maintain a daily record of the Contractor's activities throughout construction
- » Provide construction layout services for all new ADA ramps (70 estimated) in conformance with ADA and PROWAG standards.
- » Provide construction layout services for all other curb and sidewalk removals and park limits of pavement removal and replacement for the contractor.
- » Prepare and submit partial and final payment estimates, change orders, records, and other reports/correspondence as requested by the City of DeKalb.

EXCLUSIONS

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

- » Construction observation and layout services related to the DeKalb Community School District Unit 428 parking lot (Alternate Bid No. 2).
- » CMMS data entry for daily reports, quantities, pay estimates and materials submittals.
- » National Pollutant Discharge Elimination System (NPDES) erosion control inspections.
- » Land Acquisition, easement negotiating, and land appraisal services.
- » Environmental Assessments and Studies.
- » Regular construction meetings or attendance at public meetings.
- » As-builts or other record drawings.
- » Materials Testing Services (provided by third-party subconsultant) for hot-mix asphalt density testing for the new roadway surface and portland cement concrete testing (air, slump, strength) at all ADA ramps.

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

FEES

Fehr Graham is prepared to complete the above-described services on a time and materials basis for an estimated fee of \$252,000. The fee developed assumes 70 working days required for the completion of this project and is expected to comply with IDOT MFT requirements and not exceed their fee requirements for an established base fee of \$1,250 plus compensation limited to 6% of total construction costs.

All plan reproduction and distribution costs, along with publication and permit fees, will be paid directly by the Client and are not included in the above fees.

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

Reimbursable are not to exceed more than 15% markup.

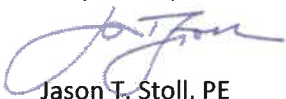
SCHEDULE

Fehr Graham is available to initiate this project immediately upon receipt of formal authorization to proceed.

AUTHORIZATION

I trust that the information we have provided is in line with your expectations. If this proposal meets your expectations, please sign and return the attached Agreement for Professional Services, which will serve as your official authorization for us to proceed. We are looking forward to working with the City of DeKalb on this project. If you have any questions or need anything further, please let me know.

Respectfully submitted,



Jason T. Stoll, PE
Principal

JTS:ss

Enclosures: Agreement for Professional Services