

JAMES ANDERSON COMPANY
ENGINEERS, PLANNERS, AND SURVEYORS
920 WEST NORTH SHORE DRIVE
LAKE BLUFF, ILLINOIS, 60044

847-295-3322
847-295-0734 (FAX)

August 22, 2024

Revised: October 23, 2024

Preston Payne, CMCA
 Community Manager
 Associa Chicagoland
 50 E. Commerce Drive, Suite 110
 Schaumburg, Illinois, 60173

Preston Payne:

Thank you for informing us of the proposed work with the Brookside Homeowners Association. Per your instructions we are providing a description of our company and estimates for the time required to completed the various tasks outlined on your RFP.

Please note that our proposal has been revised to reflect anticipated costs. As you will see, anticipated engineering costs are estimated at \$13,960.00, while labor is estimated at \$10,900.00.

Company Background – James Anderson Company and Forest Builders, Inc.

James Anderson Company is a family owned business that has provided civil engineering, planning, and land surveying services throughout the Chicagoland area for over 130 years.

We have a staff of three licensed professional engineers, two licensed land surveyors, an ecologist, field technicians and CAD drafters. The staff ecologist (David Johannesen) is a certified wetland specialist with Lake County (CWS-033) a certified arborist (L-5013A) and a Lake County designated soil erosion control inspector (DECI). At this time, we serve as engineering and wetland consultants for several municipal entities including:

Village of Mettawa
 Village of Old Mill Creek
 Skokie Consolidated Drainage District
 Union Drainage District No. 1 (middle fork)
 Union Drainage District No. 1 (west fork)

Forest Builders, a sister company of the James Anderson Company. It was founded in 1991 and performs general contracting, including general construction, plumbing, road maintenance and landscape management.

Tasks and our estimated commitments for Brookside

1) Determine jurisdictional authority for wetlands / waters within the subject property.

Jurisdictional determinations are conducted by the U.S. Army Corps of Engineers in conjunction with the Lake County Stormwater Management Commission. Although we can certainly work to initiate the process, these activities are performed by the agencies.

Estimated time: 4 hours x \$140.00 = \$560.00

2) Determine parties responsible for Storm Sewer and Structure Maintenance.

This is primarily a research task. Without knowing how well records are kept, it is difficult to know how much time this task will require.

Estimated time: 10 hours \times \$140.00 = \$1,400.00

3) Document Review and Analysis, including requesting additional relevant documents pertaining to:

- (a) Downstream Dam to the North;
- (b) Installation of culverts on Horse Alley;
- (c) Relocation of Lamb's Creek;
- (d) Original Development plans for Brookside HOA;
- (e) Any other permits pertaining to Brookside HOA wetlands.

These are research tasks. As noted above, it is difficult to know how long these tasks will take.

Estimated time: 20 hours \times \$140.00 = \$2,800.00

4) Grant Applicability and Compatibility with HOA Goals.

This will be an evolving topic. As we gain a better understanding of the HOA's plans and goals, we will be able to research possible grants. Grants that may be worth looking into include the EPA's 319 grant program as well as funding through the Lake County Stormwater Management Commission's Watershed Management Board.

Estimated time: 20 hours \times \$140.00 = \$2,800.00

5) Flood Mitigation / System Inspection

This is potentially a complicated task. Sub-tasks may include: (1) reviewing the integrity of the sewer system; (2) conducting a hydrological assessment of the system of swales and detention areas throughout the development; (3) Developing specific recommendations for repairing / enhancing the systems. Understand that these are technical investigations. No physical work is proposed at this time.

Estimated time: 40 hours \times \$160.00 = \$6,400.00

6) Ecological Repair

- This should be phased as a multi-year effort. The first year we will determine the invasive species and develop a plan for controlling said species.
- The second year we will implement our plan for controlling invasive species. Toward the end of the growing season we will conduct a site assessment. The assessment will include: (1) Quadrat assessment to determine percent coverage by species and (2) Floristic Quality Assessment to determine the overall quality of the vegetation.
- This above data will serve two purposes – (1) it will provide a baseline from which we can assess year to year improvements in the overall quality of the site and (2) It will allow us to develop vegetation management plans for the upcoming growing season. We do not need to set

firm floristic quality goals, however for 319 grant programs typical floristic quality goals are achieving FQI(native) of 20 or more and showing that none of the three most abundant species are non-natives or invasives.

- We would propose \$10,000 / year for our work, but we can adjust our scope according to the perceived needs of the HOA.

Estimated time:

80 hours / year	x	\$115.00	=	\$ 9,200.00
20 hours / year	x	\$ 85.00	=	\$ 1,700.00
				\$10,900.00

Total of all items: \$24,860.00

We look forward to your positive response.

Sincerely,
JAMES ANDERSON COMPANY

By _____
David Johannesen, CWS-033

2 enclosures

- (1) Resume for David Johannesen, CWS-033, dated August 22, 2024 – in one page
- (2) Schedule of rates, dated January 1, 2024 – in one page

David R. Johannesen
Environmental Scientist
Wetland Specialist, Designated Erosion Control Inspector (DECI)
Arborist

Education

Bachelor of Arts, Biology, Earlham College, 1987

Master of Science, Forestry and Natural Resources Purdue University, 1993

Professional Experience

James Anderson Company February 2007 to Present.

Responsibilities

Project permitting

Wetland delineation

Soil erosion and sediment control – planning and monitoring

Natural landscape planning, restoration, monitoring and maintenance

Tree survey and assessment

Vegetation management – Coordinate and assist with vegetation management along select portions of the North Branch of the Chicago River and other locations as needed.

Currently serving as wetland consultant to:

Village of Mettawa Union Drainage District No. 1 (middle fork)

Village of Green Oaks Union Drainage District No. 1 (west fork)

West Skokie Drainage District East Skokie Drainage District

Johannesen Consulting, Inc. July 2002 – February 2007

President and owner of environmental consulting business providing wetland delineations, habitat assessments, tree surveys, vegetation management, report preparation and agency correspondence for permitting purposes.

Applied Ecological Services November 1999 – June 2002

Employed as staff ecologist at the company's West Dundee, Illinois office. Responsibilities included wetland delineations, tree surveys, project planning, preparation of reports and permit applications

Other – Adjunct faculty (College of Lake County, Northeastern Illinois University, Purdue University), Seasonal employee – Indiana Department of Natural Resources (Trails and Streams Specialist and Waterfowl Monitor), Environmental educator (Nature's Classroom, Southbridge, MA), Hazardous waste technician / operator (ENSA, South Bend, IN), Carpenter's assistant (Various),

Credentials

Certified Wetland Specialist with Lake County – CWS #033.

Professional Arborist (IL-5013A).

Licensed Herbicide Applicator (CAD 48264).

Certified as a Commercial Applicator – Aquatics / Ornamentals

Designated Erosion Control Inspector with Lake County.

Adjunct Faculty

College of Lake County Horticulture Department – (2022 to present)

Hrt-286 – Natural Areas Management – Fall (2023, 2024)

Hrt-127 – Perennials, Annuals and Weeds – Spring (2022, 2023, 2024) and Summer (2023, 2024)

Hrt 125 – Tree and Shrub Identification – Fall (2022, 2024)

Other instructorships

instructed course at College of Lake County (Biology Department), Northeastern Illinois University (Biology Department) and Purdue University (Forestry and Natural Resources)

Bio 202 (NEIU) – Ecology, Evolution and Diversity

Bio 140 (CLC) – Environmental Issues

Bio 120 (CLC) – Environmental Biology

FNR 223 (PU – FNR) – Vertebrate Zoology

FNR 343 (PU – FNR) – Ornithology

Volunteer activities

Chicago Botanic Garden's Plants of Concern program.

Languages

Fluent in Spanish

Preston:

Attached, please find our proposal for consultation and work with the Brookside HOA revised to reflect anticipated costs.

We look forward to your positive response.

Sincerely,

David Johannesen