

# THERE'S MORE TO **LOVE** AT TINLEY PARK - PARK DISTRICT



## **FAQ: Abatement and Demolition Work**

### **What is next in the cleanup of the former Tinley Park Mental Health Center?**

As part of the redevelopment of the property, existing buildings and structures located on the site will need to be removed. Many of the buildings and structures are in serious disrepair and have materials that will need to be removed by an experienced contractor. Any structural material that requires special handling, such as asbestos and other waste, will be removed carefully and secured to minimize the chance of becoming airborne prior to demolition. The Park District will take steps to ensure workers removing the material are protected and hire a third-party company to oversee asbestos handling and conduct asbestos air monitoring during the work to ensure the safety of the surrounding community. After materials and wastes that require special handling are removed and disposed of properly, all buildings and structures on site will be demolished. Existing roadways and parking lots on site will be retained.

### **What types of materials remain on the site?**

Based on surveys previously performed by the Park District's environmental consultant, Tetra Tech, we have identified materials and wastes present in and on buildings and structures that are required by law to be handled in a special way, including asbestos, mold, and lead. Light fixtures, ballasts, petroleum products, and mercury-containing switches are also present on site and will be removed and disposed of properly. All such materials will be handled and disposed of properly and according to environmental requirements.

### **What is going to be demolished?**

All buildings and structures on site will be demolished, excluding roadways and parking lots. There are also underground steam tunnels, conveyances, footings, and pavement that will be demolished. After demolition, the construction and demolition debris will be sorted and separated according to environmental requirements. If material can be recycled and/or reused, the Park District will endeavor to do so.

### **What is the Park District going to do to ensure it has a qualified contractor to do the work?**

To hire a contractor for this phase of the project, the Park District is required to publicly present a Request for Bids. The Park District prepared this Request for Bids with very specific and comprehensive requirements that must be met by the successful bidder. The Request for Bids for this phase of the work has been issued and all bidders are given 30 days to respond. The bids received will be carefully considered, and the contract will be awarded based on the contractor's experience and estimated cost.

### **What will the contractor do to reduce potential noise and dust during the work?**

The contract entered with the selected contractor will require the contractor to submit a plan to control and reduce fugitive dust that may be produced by the work being performed. Such control efforts may include wetting and/or stabilizing the ground during abatement and demolition or by placing windbreaks, if necessary. Abatement practices also require the containment and minimization of release of particles and fibers. It is important to note that the Park District will have its own project manager on-site during the work to oversee the work and ensure it is being performed appropriately and that disruption to the surrounding community is minimized as best as possible

Additionally, no work will be allowed on Saturdays, Sundays, or legal holidays without the expressed permission of Park District to allow for the proper care and protection of work already performed or in the event of an emergency. There may be emergency situations requiring work to be performed by the contractor, but the bid prohibits emergency work on a weekends or legal holidays between 6:00 pm and 7:00 am. and on weeknights after 10:00 pm.

### **How will the contractor protect the surrounding community and workers from exposure to materials that require abatement?**

In addition to the dust management plan that is required, the Park District will retain an expert third-party company to perform asbestos air monitoring services. The selected company will be on-site during the work to perform independent air sampling both outside of the buildings where work is being performed and of the personal protective equipment worn by the workers. Containment barriers and exhaust machines will also be regularly inspected. This third-party independent company on site will provide another layer of assurances that the impacts to the environment and community are being minimized and that all applicable requirements are being followed.

### **How long will the work take?**

The selected contractor will be required to complete the abatement and demolition work within a 10-month period. The contract will allow for extensions only if justified and approved by the Park District.

### **Once the abatement and demolition work are done, what happens next?**

Once the abatement and demolition work are completed, the property will be entered into Illinois' Site Remediation Program (SRP). The SRP is run by Illinois EPA and allows for the regulatory oversight by Illinois EPA of property cleanup activities in the state. The Park District will determine whether it will put the entire acreage in the SRP at the same time or in smaller parcels, depending on the ultimate redevelopment plan. Illinois EPA will review sampling taken by the Park District's consultant, Tetra Tech, to compare the sampling results to applicable requirements under the SRP to determine if more cleanup work is required. If the Illinois EPA is satisfied with the cleanup work performed, the agency will issue what is called a "No Further Remediation Letter," which will form the basis of the future development of the property.