

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON MAY 9, 2024

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on May 9, 2024, was called to order by Committee Chairperson Lisa O'Donovan at 6:30pm.

Committee Members Present: Lisa O'Donovan (Chairperson)
Bill Devine
Amjad (AJ) Haj
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Ashley Rubino (Co-Chair)
Tana Burhans
John Gorajski
Dan McAllister
Melissa Sanfilippo
Rona Szabo

Others Present: Renee Cipriano-Environmental Attorney (remotely)
Mike Maloney-Project Manager
Ryan Veldman-Superintendent of Parks
Kelly Jones – Board Secretary

Agenda Items for Discussion:

Renee Cipriano - Environmental Clean Up-Updates:

Renee Cipriano, Environmental attorney spoke of the bid framework, the timeline, and social media questions:

The Abatement and Demolition bid package is out. Bids will be accepted until June 3rd. There is a mandatory pre-bid conference and site walk that is set.

The contract will be awarded to the bidder whose bid is the most responsible, responsive and the best value for the owner, Tinley Park-Park District.

Once the contract is awarded, the successful bidder must execute the contract within 7 calendar days unless we provide an extension to that timeframe. We do anticipate that we will be issuing a notice to proceed within a week of that time frame. The work must be completed within 10 months, we do have the ability to extend that time frame, if

necessary, but we are going to put all of our efforts into making sure that 10-month time frame is met.

In the first month, we will be seeing mostly background work like submission of plans, issuing of notifications to our government agencies that are required by law, seeking, and obtaining the necessary approvals, permits and certificates.

We are very fortunate to have Mike Maloney as our on-site project manager. He has deep experience in managing large complex projects and deep knowledge on construction and environmental issues. Mike Maloney will be absolutely valuable to the success of this project. He will be our on-site eyes and ears on this project.

There have been many questions presented by the residents of Tinley Park. We intend to provide updates throughout this entire process. We have a Q&A on the website. We will try to share the Q&A on social media as well. Many of the questions on social media are questions we have addressed in the Q&A which we will update as work progresses and new questions or concerns come in. We also have the newsletter which shares updates and information about our progress.

There were two questions from social media that Renee Cipriano wanted to address:

1. What level of confidence does the park district have that no asbestos contamination will escape into the air, soil, and water? And will the adjacent roads be closed, especially on windy days?

There will be redundant protections in place. We also will ensure we have a contractor that demonstrates that they are not only licensed but have expertise in asbestos removal work. We also have as our backbone the state and environmental regulations that are on the books that impose very restrictive and protective requirements that must be followed by our contractor. There are numerous requirements that must be met when you do asbestos abatement, removal and demolition work. A highlighted few are: the contractor must construct containment or enclosure systems around the buildings or work areas where the removal activities are going to take place. Those containments must be in place before the asbestos abatement work begins. Also, Once the asbestos is removed, it must be immediately bagged not placed on the ground and the asbestos must be wetted so that it cannot move about the site.

There are numerous other requirements required to protect the residents and workers.

In addition to that, we will have a number of levels of oversight. First, when the asbestos work begins, there must be notification to the county and state government officials. So, they will be aware in advance that this project is under way. By a separate contract, we are also retaining an independent third-party asbestos monitor. They will be onsite making sure the contractor is following all regulations and they will also provide for us air monitoring services whether it is a building or a work area there will be actual air monitoring occurring around the removal efforts. If our third-party monitor, our project manager Mike Maloney, or anyone believes there are asbestos emissions at risk of going off site we have the authority and the ability to shut down the project immediately so that is the

other piece of protection that we have. We also have our consultant, Tetra Tech's asbestos expert, who will be helping Mike Maloney do his project management oversight when it comes to asbestos removal, a triple check to make sure all requirements are being met. It is really important that we know that if we feel there is any risk to our residents off site, that we can stop work immediately. That is a very important provision of the contract for us.

Regarding the other question about closing roads due to high winds. If there are high winds and we do not think the project can be done safely, we will ensure that the project does not proceed at that time. But we also do not think we will have to close any roads. There is a chance during demolition, when a lot of materials are being taken off site, that we may need to temporarily restrict the flow of traffic for a very short time but there will be due notice provided to the residents in advance of the road closure.

2. How can the asbestos removal bid proceed when the asbestos report (meaning the survey performed by Tetra Tech) is incomplete?

Firstly, the survey is not incomplete. But we do not expect that that survey will be the final word on the material located on the site. Because of that, we also require our asbestos removal contractor to do an inspection and survey, when they get into the buildings and structures, of what we have so if there are additional materials in there that have not been previously identified that they can share that information with us, and we can then proceed to address the additional materials that have been identified. Of course, it will all be removed as we have required by the contract. We have put that burden upon the asbestos removal contractor to make sure that they are doing that inspection and survey and not just relying on the asbestos survey that was prepared. We will have that previously mentioned oversight completely in place to make sure that even if there is additional material that that additional material will be addressed as well.

The Committee Chairperson Lisa O'Donovan mentioned the mandatory walk-through with the qualified contractors on May 14th. She mentioned that they are working with their marketing and PR teams to adequately inform the community about information about the project, especially when the project will take place and all the precautions that are in place for the project.

Chairperson O'Donovan asked Renee Cipriano about the bid for the independent third-party oversight. Renee Cipriano answered that we are very close to finalizing the bid. We would like to move as quickly as possible so that we can retain the services of the third-party monitor around the same time as we award the abatement and demolition project. We are very close to having that done.

Chairperson Lisa O'Donovan said thank you very much we greatly appreciate all the time and effort that has gone into this. This has been a long time coming. We have been talking about this "big bid" for a very long time. We are happy it has finally gone

out to the public. We are well on our way to Abatement and Demo; it will be happening before we know it.

Renee Cipriano replied it was worth a little extra time to make sure we had all the protections in place so our residents feel very confident that this will go forward without putting them at risk. It was worth a little extra wait.

Project Manager-Updates

- The site preparations are ongoing.
- Tinley Park-Park District is on site daily - clean up continues
- Site walk-through with qualified contractors is Tuesday, May 14th.
- Nicor gas contacted Tinley Park about the high-pressure gas line removal. No timeline for this. They will notify us.
- A reminder that the Tinley Park-Park District has owned the property for approximately fifty business days. Much has been accomplished in this time.
- Vegetation cut back.
- Three underground storage tanks removed and transported off site.
- Site fencing installed.
- Security improvements.
- Environmental Remediation and Demolition bid documents published according to procedure.
- Planning for redevelopment discussions have started.
- The long journey has just started, but we are off to a good start.
- Stay focused & stay positive.

The Committee Chairperson, Lisa O'Donovan asked if there were any updates on the trailer.

Mike Maloney responded that we are waiting for one to become available from United Rentals.

A committee member asked about lane closure during the high-pressure gas line removal.

Project Manager Maloney answered that Nicor and IDOT will manage that.

Financial Cost Update

Chairperson Lisa O'Donovan gave a financial update:

The Tinley Park-Park District received 15 million dollars in state grant money. As of May 1st, the park district has received \$5,480,346.12. That includes our initial payment of \$5,139,000. That is our working cash fund that we have on hand. We are now submitting all our expenses to the state for reimbursement. We have received a total of \$341,346.12 for the reimbursement of all of our expenses that we have submitted. The state has since approved an additional \$32,590.56 in reimbursement on April 9th. However, we have not physically received that payment, as of yet.

According to our state grant, we have four different categories or program expenses that we can categorize all of our expenses under: 1. Supplies, 2. Occupancy- rent, utilities 3. Contractual services- sub awards and 4. Consultants- professional services.

As of today, our total remediation expenses have been \$728,243.15 which is almost 5% of our total grant money. We have the remaining \$14,271,756.80 which is about 95% of our grant left.

We are anticipating most of that expense will come with the "Big Bid" with the abatement, the asbestos and hazardous material removal and demolition.

We have made a lot of progress in a short amount of time, and we still have the majority of our funds left to do what we need to do moving forward. We are in a really great place, and we are very excited about the next steps.

Public Comment

none

Committee Member Comments

Chairperson O'Donovan thanked the committee members for the time and effort that they are putting in to help support this project as we move forward.

Adjourn

Committee member AJ Haj moved to adjourn to the June 13, 2024, meeting, seconded by committee member Sylvester Wilson and carried by a unanimous roll call vote at 7:00 pm.



Chair

KAJ: Kaj 5/10/24