

STATUS OF FORMER TINLEY PARK MENTAL HEALTH CENTER REMEDICATION

August 8, 2024

Presentation to Remediate 280 Committee

Topics to be Covered



Status of Bid Awards

Abatement of
Asbestos and
Regulated Materials
and Demolition Work

Third-Party Asbestos
Abatement Monitor



Management of Accumulated Water on Property



Status of Underground Storage Tank Work and Entry into the Illinois EPA's Site Remediation Program (SRP)

Abatement of Asbestos and Regulated Materials, Waste and Demolition Project

- Invitation to Bid noticed on May 2, 2024, with bids to be received no later than June 3, 2024
- TPPD received 5 bids:
 - Alpine Demolition Services LLC
 - Brandenburg Industrial Services Co.
 - Omega III LLC
 - National Wrecking Company
 - McDonagh Demolition, Inc.
- TPPD's evaluation team analyzed the bids and worked to ensure the bids received were complete and accurate
- Standard applied to award decision: **lowest, responsible and responsive bidder taking into consideration whether the successful bidder is the best value for the TPPD**
- In the Invitation to Bid, TPPD reserves the right to accept or reject all bids, to accept only portions of a bid without disclosure of the reason

Abatement of Asbestos and Regulated Materials, Waste and Demolition Project Cont.

- Evaluation team includes representation from relevant expertise including legal, technical, project management, logistics and administration

Evaluation factors and subfactors

- **Is the Bid Responsive?** Has the bidder met all requirements in the Invitation to Bid, completed all forms, provided all information
- **Is the Bidder Responsible?** Subfactors include, but are not limited to, past performance, technical capabilities, management skills, personnel qualifications, prior work, licensing
- **Who is the lowest bidder?** Once the costs are reviewed and understood, this evaluation is straight forward. What is the bottom-line cost to TPPD to complete the scope of Work
- **Next Steps:**
 - Evaluation team will make a recommendation to the TPPD Board of Commissioners, and the Board will decide at an upcoming Board meeting
 - Anticipate contract award within the next few weeks

Third Party Monitoring of Asbestos Abatement Project

- Invitation to Bid noticed on May 23, 2024, with bids to be received no later than June 24, 2024
- TPPD received 6 bids:
 - Environmental Consulting Group
 - Hygieneering, Inc.
 - Midwest Environmental Consulting Services, Inc.
 - Shawn Brown Enterprises, Inc.
 - True North Consultants, Inc.
 - TEM Environmental, Inc.
- TPPD's evaluation team analyzed the bids and worked to ensure the bids received were complete and accurate
- Standard applied to award decision: **lowest, responsible and responsive bidder taking into consideration whether the successful bidder is the best value for the TPPD**
- In the Invitation to Bid, TPPD reserves the right to accept or reject all bids, to accept only portions of a bid without disclosure of the reason

Third Party Monitoring of Asbestos Abatement Project Cont.

- Evaluation team includes representation from relevant expertise including legal, technical, project management, logistics and administration

Evaluation factors and subfactors

- **Is the Bid Responsive?** Has the bidder met all requirements in the Invitation to Bid, completed all forms, provided all information
- **Is the Bidder Responsible?** Subfactors include, but not limited to, past performance, technical capabilities, management skills, personnel qualifications prior work, licensing
- **Who is the lowest bidder?** Once the costs are reviewed and understood, this evaluation is straight forward. What is the bottom-line cost to TPPD to complete the scope of Work
- **Next Steps:**
 - Evaluation team will make a recommendation to the TPPD Board of Commissioners, and the Board will decide at an upcoming Board meeting
 - Anticipate contract award within the next few weeks simultaneous with the abatement and demolition work contract award

Management of Accumulated Water on Property

- Background:
 - Prior to taking over the property, the electricity had been disconnected at the site by the State resulting in the shutdown of pumps that were used to control stormwater. The stormwater from the area was previously discharged to the ditch along 183rd Street
 - Without being able to pump, stormwater accumulated on the SE side and TPPD has been working diligently to address the situation
- Approach:
 - A pump will be set up on site to dewater through a sediment filtration bag to capture material like silt, gravel and plant material. The filtered stormwater will then ultimately be discharged to the stormwater ditches along 183rd Street and Harlem Avenue, which parallel the site
 - Sampling of the water indicates no presence of contaminants. However, our plan includes a commitment to visually observe the water quality for asbestos fibers and/or oil or grease sheen prior to discharge. If either are noted, discharge will be suspended, and additional steps will be taken
 - TPPD voluntarily applied for an Illinois EPA's general stormwater permit

Status of Underground Storage Tank (UST) Work and Entry into the Illinois EPA's Site Remediation Program (SRP)

- **Status of UST Work**

- Earlier this year, three USTs were removed including 1 gasoline and 1 diesel UST and 1 heating oil UST
- USTs were empty and in good condition. Sampling did not detect any contamination above the most stringent IEPA objectives
- No further remediation letter is pending
- Two 1995 USTs await Illinois EPA's direction on further assessment requirements

- **Status of SRP Entry**

- As previously discussed, the site will be entered into the Illinois EPA SRP also known as the voluntary clean up program

Status of Underground Storage Tank (UST) Work and Entry into the Illinois EPA's Site Remediation Program (SRP) Cont.

- Through the SRP, TPPD will work with Illinois EPA on further evaluating (sampling in particular) the site to determine whether the site meets the applicable Illinois environmental regulations
- At the end of the process, Illinois EPA will issue a No Further Remediation Letter (NFR) and will include any conditions that must be met on the site
- The site may be entered by parcels or in its entirety
- TPPD has discussed with Illinois EPA entering the site in the program during demolition work phase
 - Whether the entirety of the site is entered or by parcels will depend on the abatement and demolition sequencing as agreed to by TPPD with the abatement and demolition contractor



Remediate 280 Committee

Financial Update

August 8, 2024

\$15 Million State Grant Money

As of July 1, the Park District has received \$5,719,205.17.

- \$5,139,000.00 Initial Payment
- \$580,205.17 Reimbursement of Expenses submitted

The total Remediation expenses have been \$956,084.86 which is 6.37% of the total grant.

Remaining amount: *\$14,043,915.14 (93.63%)*