

MINUTES OF THE REMEDIATE 280 COMMITTEE MEETING
TINLEY PARK-PARK
TINLEY PARK, ILLINOIS
HELD ON OCTOBER 9, 2025

The Remediate 280 Committee Meeting, Tinley Park-Park District scheduled to be held in the Board Room of the Bettenhausen Recreation Center on October 9, 2025, was called to order by Chairperson O'Donovan at 6:30pm.

Committee Members' Present: Chairperson Lisa O'Donovan
Co-Chair Ashley Rubino
Bill Devine
John Gorajski
Melissa Sanfilippo
Carmelita Wagner
Sylvester Wilson

Committee Members Absent: Tana Burhans
A.J. Haj
Dan McAllister
Rona Szabo

Others Present: Ryan Veldman, Superintendent of Parks
Burt Odelson, Attorney
Kelly Jones, Board Secretary

Committee member Sanfilippo moved to approve the minutes from the September 11, 2025, committee meeting seconded by Committee member Devine and carried by a unanimous roll call vote.

Agenda Items for Discussion:

Environmental Clean-Up Updates

Attorney, Burt Odelson reported that the Invitation for Bids (IFB) was issued for Phase 2 of the Work on August 5.

5 bids were received on September 24 from the following companies:

Alpine Demolition Services, LLC (bid \$19,677,000.00)
Brandenburg Industrial Service Co. (bid \$15,759,000.00)
Green Demolition Contractors, Inc. (bid \$18,720,000.00)
McDonagh Demolition, Inc. (bid \$15,753,000.00)
National Wrecking Company (bid \$22,061,000.00)

The standard of award under the IFB is the responsible and responsive lowest cost bidder although the Board retains the right to select a contractor that is not the lowest cost if it is in the best interest of the Park District or the state of Illinois as the funding entity.

The State of Illinois initially gave the Park District \$15 million and has awarded an additional \$18 million to finish cleaning up the property.

As with Phase I and evaluation team was assembled to comprehensively review all the bids received.

The expertise of the team members includes environmental regulation and remediation, legal, procurement and contracting, and project management. Each member became familiar with the IFB and its requirements and began the review on what had been submitted by each bidder. Based on the review and team consultation, the team reached a consensus on the recommendation as to the contractor selection.

The IFB requires each bid to be "responsive" and responsible"
Some considerations for responsiveness include: does the bid conform in all material respects to the IFB; has all plans and information requested to be submitted been included; and has a completed Bid Form been submitted.

Some considerations for responsiveness include: has the needed personnel resources and expertise; is able to comply with the proposed completion date; has a satisfactory record of performance; has the specific and direct expertise mandated by the IFB; and has a satisfactory record of integrity and business ethics and is not under criminal or civil investigation that bears on the current work.

As part of the evaluation, the Team first looked at the responsiveness and responsibility of the bidders, then determined the lowest cost bidder that was both "responsive" and "responsible".

Brandenburg Industrial Service CO. is the right choice because Brandenburg's bid submission was comprehensive, thorough and addressed all the requisite requirements of the IFB.

Brandenburg has a long and deep history of performing abatement and demolition projects locally and nationwide.

Brandenburg has the specialized experience we were looking for to complete the Phase 2 work.

Brandenburg is the lowest cost responsible and responsive bidder.

The next steps are a "All Hands" Meeting will be held in the coming week.

The contract will be executed.

The work will begin as soon as necessary permits and notifications are in place.

Our Third-Party Asbestos Air Monitoring Firm will continue their work into Phase 2:

- Asbestos air monitoring during abatement.
- Dust air monitoring during demolition.

Financial Cost Update:

Chairperson Lisa O'Donovan reported as of October 1st, 2025, the Park District has received \$12,647,819.75.

- \$5,139,000.00 – initial payment
- \$7,508,819.75 – Reimbursements received.
- July reimbursement check received \$78,540.52
- The total Remediation expenses paid have been \$8,053,995.27 which is 53.69% of the total grant.

As we continue to close out the work performed by Omega, the Park District is working to finalize all outstanding invoices.

Public Comment:

A resident that is a roller hockey enthusiast asked what he could be doing to show that there is community support behind roller hockey.

Chairperson O'Donovan recommended he keep watching the Remediate 280 Community Newsletter as we start getting into the development phase, we will host community meetings which would be the time to bring ideas.

A resident asked if Omega finished their contract. He said there seems to be work that should have been taken care of.

Attorney, Burt Odelson answered that Omega is done on the site.

Committee Member Comments:

A Committee Member asked if the estimates were compared side by side to make sure, they are all covering the same things.

Attorney, Burt Odelson answered that they were, and Brandenburg's bid hit on all cylinders especially in the removal of specialized materials. Brandenburg gave a plan on how they would do it, who would do it, and when they have done it recently.

A Committee Member stated there was a large gap between the lowest bid and the highest bid (\$7 million) did you investigate why that was? What might the highest bidder have that may be missing from the lowest bid?

Attorney, Burt Odelson answered that one of the factors is that there is a Lyme pit that is hard to estimate how deep it is and what is under it, but the amounts in the bids to remove the Lyme pit went from \$3 million to \$147,000.

Chairperson Lisa O'Donovan answered that some of the higher bids attribute to whether the company was going to subcontract the work out which significantly increases the cost. Brandenburg is doing the work themselves.

A Committee Member asked if other items come up during the work, how is that rectified in terms of cost.

Attorney, Burt Odelson, answered they do change orders. We have built into the bid a contractor's allowance. It's called a Lump Sum Bid.

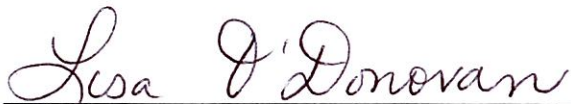
Chairperson O'Donovan answered that the way that the contract was approved was not to exceed the \$15,759,710.55 including change orders.

Committee Chairperson O'Donovan thanked all the committee members as well as the team of experts. It has been hours and days and weeks in the making and we appreciate all the time and effort that went in to making this happen. As a Park District we are looking forward to Phase II of this project. The next step is to meet with Brandenburg and then hit the ground running.

Attorney, Burt Odelson reminded everyone that every penny spent so far on this project has been the grant. This has not cost the Village of Tinley Park residents anything. We are very fortunate that we have put this team together that knows what they are doing. The Park District has abated and demolished 57 buildings in eleven months. He stated he is doing this project himself because this is such an interesting and worthwhile project. This is the largest tract of property used for parks in Cook County and the Tinley Park- Park District Board has driven the bus to clean it up for the people. Do not believe everything you read from politicians; it is not costing the residents anything. Attorney, Burt Odelson also noted that there is a building on the site that the Park District may decide to keep. A building this size would cost \$2 million to build.

Adjourn

Committee Member Sanfilippo moved to adjourn to the November 13, 2025, meeting, seconded by Committee member Wagner and carried by a unanimous roll call vote at 6:55 pm.

A handwritten signature in cursive script that reads "Lisa O'Donovan". The signature is written in dark ink and is positioned above a horizontal line.

Chair