

Remediate 280 Update

Presented by the Remediate 280 Team

September 10, 2025

Phase 2 Work

- ▶ Our contractor Brandenburg Industrial Services continues work on Phase 2.
- ▶ The abatement portion of Phase 2 has been completed. Brandenburg's asbestos subcontractor Safe Environmental has completed abatement of all buildings.
- ▶ Brandenburg then moved into the demolition portion of Phase 2.

Phase 2 Work (con't.)

- ▶ Brandenburg is continuing the second part of Phase 2: demolishing the buildings and removing the demolition debris.
- ▶ Our third-party consultant True North continues air monitoring to ensure the work complies with regulations and permit requirements.
- ▶ Brandenburg continues to make significant progress on demolition and debris removal.

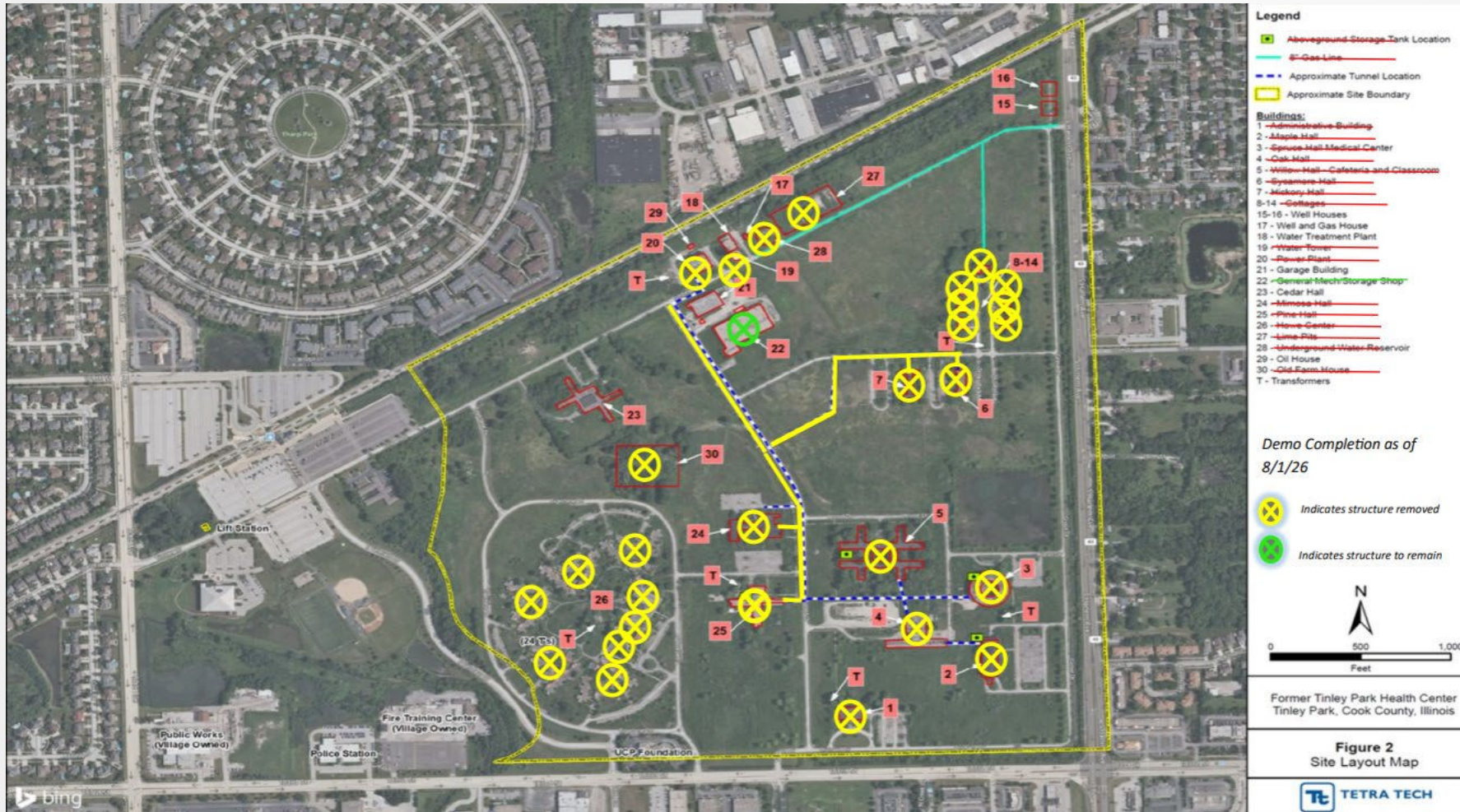
Phase 2 Work (con't.)

- ▶ Brandenburg's upcoming work includes demolishing Building 23 (Cedar Hall/the prison), which is scheduled to begin on September 21.
- ▶ Brandenburg is demolishing and removing demolition debris from the basements of demolished buildings, such as Oak Hall.
- ▶ Brandenburg also continues to remove and properly dispose of other demolition debris on the site.

Demolition Updates

- ▶ Oak Hall (Building 4)
 - ▶ Brandenburg continues to work to complete removal of foundation and dock areas. Backfilling set to begin soon.
- ▶ Willow Hall (Building 5)
 - ▶ Brandenburg continues active demolition of this building and basement foundation. (large footprint)
- ▶ Water Tower (Building 19)
 - ▶ Removed
- ▶ Power plant (Building 20)
 - ▶ Removed - foundation removal in process
- ▶ Cedar Hall (Building 23)
 - ▶ Demo permit to begin September 21st.
- ▶ Tunnels
 - ▶ Most tunnels have been removed. Brandenburg continues to process concrete from these as well as other demolished buildings on the site.

Site Map



Basement Demolition - Spruce Hall



Power Plant Demo



Site Remediation Program (SRP)

- ▶ The team has enrolled the property into the Site Remediation Program (SRP) to obtain a No Further Remediation (NFR) letter.
- ▶ In order to obtain the NFR as soon as possible, the team has submitted separate Comprehensive Site Investigation (CSI) plans for three areas of the property.
- ▶ We have submitted a separate CSI plan for each of the three areas: the west portion (known as the 90-acre parcel); the northeast portion (including the area of the former power plant); and the southeast portion (including the area of the lime pits).

Site Remediation Program (SRP) (con't.)

- ▶ IEPA provided comments on the CSI plans, and the team, working with our consultant Tetra Tech, amended the plans based on IEPA's comments.
- ▶ The investigation is thorough and detailed.
- ▶ There will be more than 1000 borings across the 280 acres. At many of the boring locations there will be more than one soil sample tested, at different depths of the boring.
- ▶ We will also sample groundwater, sediment, and surface water, if encountered.

Site Remediation Program (SRP) (con't.)

- ▶ We prepared invitations to bid for: 1) drilling services; 2) environmental sampling assistance; and 3) laboratory services.
- ▶ The invitations to bid were published this week. Bids are due and will be opened on September 18 and on September 21.
- ▶ We expect that the Board will award the bids by the end of September 2026.
- ▶ Work will begin in mid-October 2026.

Site Remediation Program (SRP) (con't.)

- ▶ After the investigation is complete, we will prepare the reports required by IEPA.
- ▶ When IEPA determines that the property meets all applicable standards to be used for recreational purposes, IEPA will issue a comprehensive No Further Remediation letter, which means the property is ready for redevelopment.
- ▶ IEPA has already issued NFR letters for two areas which previously had underground storage tanks.

Questions?

- ▶ As always, the Remediate 280 team is happy to answer your questions.
- ▶ Does the Committee have any questions?