

Remediate 280 Update

Presented by the Remediate 280 Team

October 8, 2026

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 is now working on the demolition portion of Phase 2.
 - ▶ Our third-party contractor True North continues air monitoring, to ensure the demolition is done pursuant to standards.

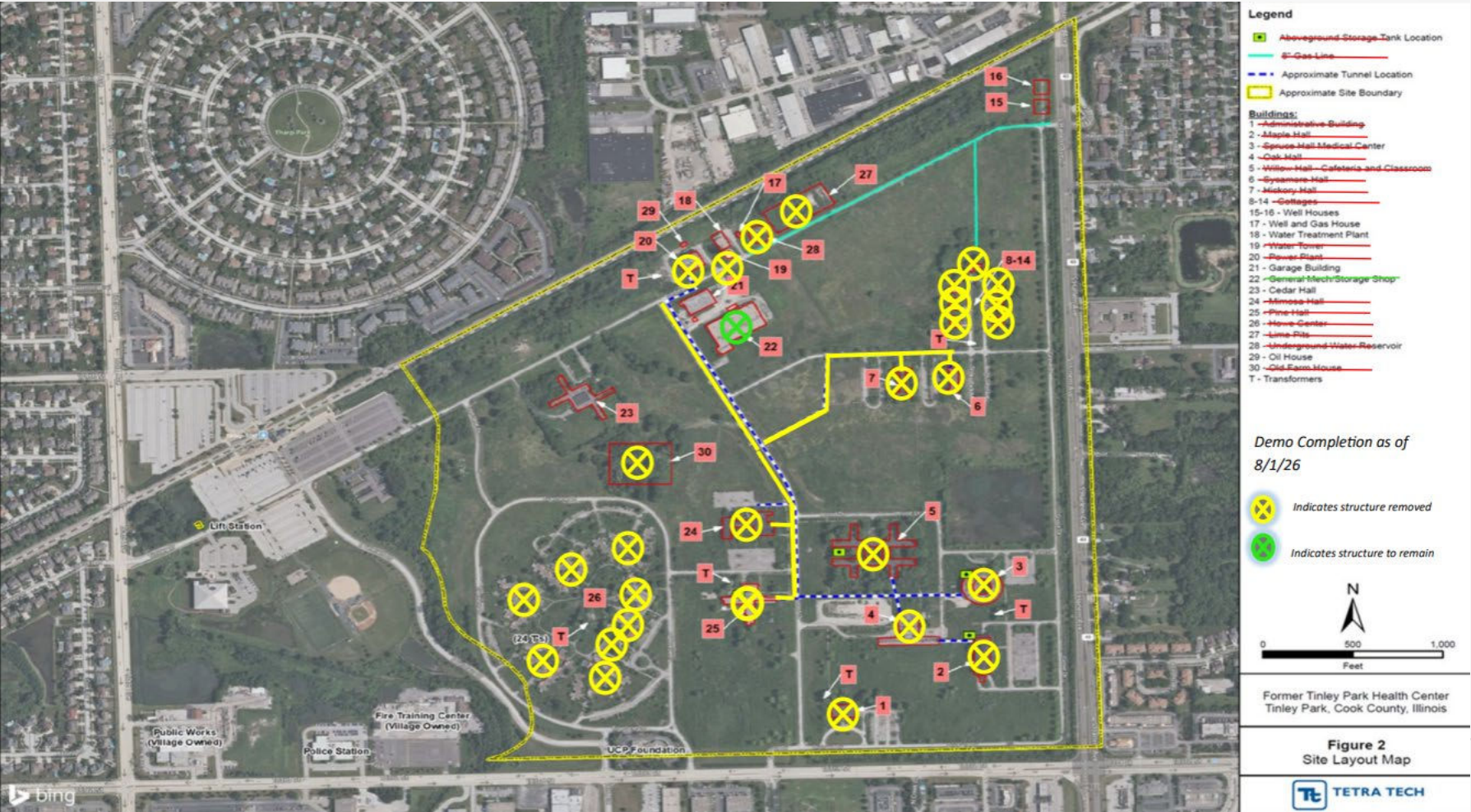
Demolition Updates

- ▶ Oak Hall (Building 4)
 - ▶ Brandenburg continues backfilling. This building had a very large and deep footprint.
- ▶ Willow Hall (Building 5)
 - ▶ All foundations have been removed. Backfilling will begin after backfilling at Oak Hall is completed.
- ▶ Power Plant (Building 20)
 - ▶ The foundation remains, and will be removed.

Demolition Updates (con't.)

- ▶ Cedar Hall (Building 23)
 - ▶ The building has been demolished. The foundation will be removed, and clean up work done.
- ▶ Brandenburg continues material processing at these buildings and others, including the tunnels.

Site Map



Cedar Hall Demolition



Backfilling Work



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.

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.)

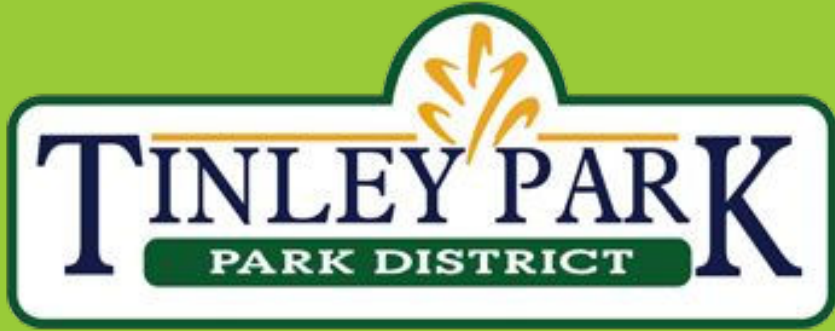
- ▶ We prepared invitations to bid (ITB) for: 1) drilling services; 2) environmental sampling assistance; and 3) laboratory services.
- ▶ The invitations to bid were published in early September. We received and opened bids on September 18 and on September 21.
- ▶ The team has been reviewing the bids.
 - ▶ We received one bid for laboratory services. That bid did not have the required bid security, so the bid was rejected. We are reissuing the lab services ITB next week. New bids are due and will be opened on October 27.
- ▶ We anticipate that the Board will award the bids in early November, so that work can begin before Thanksgiving.

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.

Conclusion

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



Remediate 280 Committee

Financial Update

October 8, 2026

\$15 Million State Grant Money

As of July 1st, the Park District has received \$15,000,000.

- \$5,139,000.00-Initial Payment
- \$9,861,000.00- Reimbursements Received
- The total Remediation expenses paid have been \$15,000,000 which is 100% of the total grant.

Remaining amount: *\$0.00*

\$18 Million State Grant Money

- As of October 1st, the Park District has received \$10,682,322.06
- The total remediate expenses paid out of this grant have been \$5,062,638.58 which is 28.13% of the total grant.
- We received a reimbursement check from the State for expenses from May 2026-July 2026.

Remaining Amount: **\$12,937,361.42** which is 71.87% of the total grant.