Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: May 9, 2019

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Professional Services Agreement – RFCCA Building Study

Issue: Staff is recommending Cordogan Clark Architects as the consultant for the River Forest Civic Center Authority Building project.

Analysis: As you know, the Village has been leading an effort with our fellow taxing bodies and other stakeholder tenants to look at the possibly of a new or significantly upgraded River Forest Community Center Authority (RFCCA) Building. There was a meeting back in January 2019 with the participants to have a dialogue about the project. At the conclusion of that meeting there was a consensus to move forward with a more formal study relating to space needs of a "new" facility.

As the lead agency, the Village issued a RFP for services for an architectural firm to conduct a feasibility with a scope that accomplishes the following:

1. The space, facilities and physical resources needed for the Civic Center Authority building, taking into account the needs of the Parties and the needs of other entities that use existing Community Center programs and the Civic Center building.
2. The size and scope of redeveloping and expanding the existing Civic Center building to accommodate more programs and more space sharing at its current location, including square footage, height, parking, bulk regulations and a preliminary cost estimate.
3. The size and scope of demolishing the existing Civic Center building and constructing a new Civic Center building at its existing location, including square footage, height, parking, bulk regulations and a preliminary cost estimate.
4. The size and scope of building a new Civic Center building at an alternate location, including square footage, height, parking, bulk regulations, potential locations and a preliminary cost estimate.
5. Provide preliminary architectural rendering of options deemed most feasible.

The Village received five qualified responses to its RFP. An ad-hoc committee of myself, Dick Chappell, Mike Sletten and Carla Sloan interviewed all five firms this week. From there, we

narrowed down the candidate pool to two firms and received proposals from each firm. Based on the initial proposals, interviews and final proposals, the Committee is recommending that we enter into an agreement with Cordogan Clark Architects for this project. Several key factors highlighted Cordogan's strength:

- Previous experience with recreational facilities
- Previous experience with early childhood facilities and interfacing with DCFS. This is important as DCFS has regulatory oversight over the Community Center's pre-school program.
- Working with multiple agencies on one project.
- Focus on data to assess future needs.
- Depth of experience from consultants working on the project.

Cordogan Clark has proposed a not-to-exceed amount of $25,000 for this project plus the cost of reimbursable expenses. This would be a Madison Street TIF fund eligible expense. The project is expected to last approximately 4 months.

Recommendation: Attached please find a copy of the proposal as well as the presentation they provided to the Committee. Staff is recommending entering into a professional services contract with Cordogan Clark for a not-to-exceed amount of $25,000 for the Civic Center Authority Building Study.

Please let me know if you have any questions.

April 30, 2019

Village of River Forest
400 Park
River Forest, Illinois 60305
Attention: Eric Palm

RE: FEASIBILITY STUDY FEE PROPOSAL (REV 1)

Dear Eric:

We appreciate the opportunity to present our proposal to the Village of River Forest to provide professional services for the Space Needs Analysis and Preliminary Cost Estimate with Renderings for a New or Renovated Civic Center Authority Building Project. Cordogan Clark is excited for the opportunity to work with the Village of River Forest and the various stakeholders identified in the RFP. Our team will ensure that the Village receives the best and most attentive services at the best value. The project scope as identified in the RFP is defined below:

PROJECT DESCRIPTION:

The Village of River Forest and its stakeholders desire that a multi organizational space needs analysis for the potential renovation and/or redevelopment of the River Forest Civic Center Authority Building located at 8020 Madison Street in River Forest, Illinois be performed. The River Forest Civic Center Authority Building is owned and operated by the River Forest Civic Center Authority. The primary tenant of the building is the River Forest Community Center, with the River Forest Township, Opportunity Knocks and the OPRF High School CITE programs also occupying space in the building. The existing building is over twenty years old. Each of the existing tenants have various needs that could be incorporated in a new facility. Further, other taxing bodies have stated their needs for additional recreational, meeting, classroom and various programming related space. As taxing districts and tenants, each organization has a financial stake in this project. The Village of River Forest, the building owner, tenants and interested stakeholders have formed an intergovernmental partnership to explore the possibility of either 1) renovating and/or building an addition on to the existing Civic Center Authority Building; or, 2) building a new facility at the existing location; or, 3) building a new facility at another location to meet the current and future needs of the participating organizations.

SCOPE OF FEASIBILITY STUDY:

The Feasibility Study shall include analyses and evaluations of:

1. The space, facilities and physical resources needed for the Civic Center Authority building, taking into account the needs of the Parties and the needs of other entities that use existing Community Center programs and the Civic Center building.

2. The size and scope of redeveloping and expanding the existing Civic Center building to accommodate more programs and more space sharing at its current location, including square footage, height, parking, bulk regulations and a preliminary cost estimate.

3. The size and scope of demolishing the existing Civic Center building and constructing a new Civic Center building at its existing location, including square footage, height, parking, bulk regulations and a preliminary cost estimate.

4. Review the potential sites in the subject area for availability, size, general feasibility to building a new Civic Center building at an alternate location.

5. Provide preliminary architectural rendering of options deemed most feasible.

PROPOSED COST OF WORK:

Cordogan Clark will provide the scope of work as defined in the RFP and above for a lump sum fee of **$25,000.00.** As a commitment to your objective to be cost conscious, we have proposed a cost of service fee at our cost. We have anticipated that the required hours to complete this Feasibility Study to the level of quality and detail required to gain the support of the various stakeholders will take approximately 300 plus hours. Our team will dedicate the key staff members that you met at the interview as well as support personnel to complete this study.

Reimbursables shall be provided at direct cost and it is recommended that an allowance of $1,300 be set aside for such items such as printing costs and presentation boards.

SCHEDULE

Our proposed cost of services fee anticipates the following durations, excluding Owner and Agency reviews, for the tasks outlined below:

Kick Off & Prioritization Meetings	1 week
Programming	2 weeks
Existing Building Assessment	1 week
Concept Design	3 weeks
Estimating	1 week
Review Options w/ Stakeholders	2 weeks
Modify Options Based of Feedback	2 weeks
Final Presentation	1 week

We are confident that the deliverable that we will provide to your team will be of the highest caliber and accuracy having the full benefit of being produced by our integrated team of architects, engineers and construction managers.

Respectfully Submitted,

Cordogan Clark

Brian K. Kronewitter, AIA, DBIA
Executive Vice President

Architectural Services
Village of River Forest
Civic Center

April 2, 2019

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AGENDA

- TEAM INTRODUCTION
- OVERALL EXPERIENCE
- RELATED PROJECTS
- PLANNING PROCESS
- PROJECT APPROACH

TEAM INTRODUCTION

Brian Kronewitter, AIA, DBIA
Executive Vice President
Principal Project Director

Bruce Cairns, RA
Vice President
Lead Designer

Nathan Melotte, AIA
Vice President
Project Manager

LEADERSHIP TEAM

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CORDOGAN CLARK

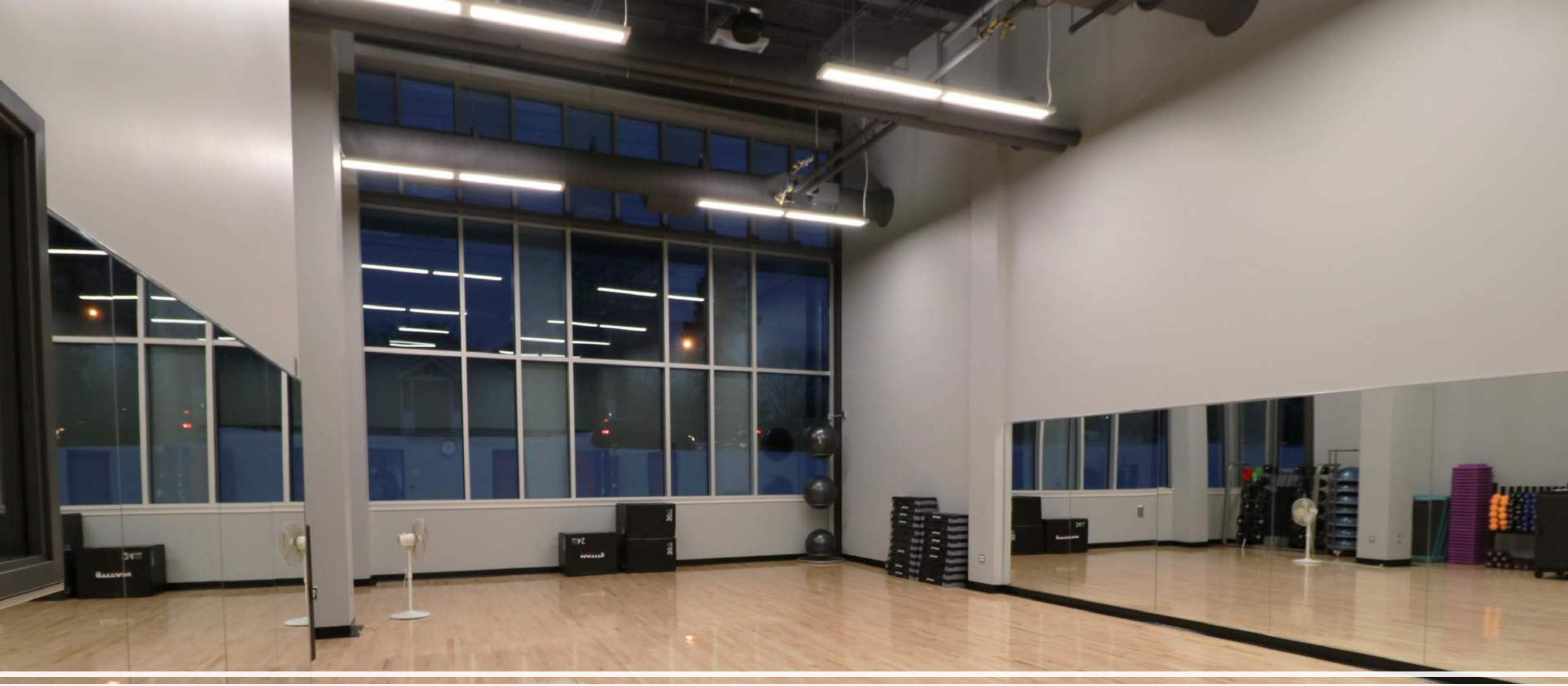
ARCHITECTURE ▪ ENGINEERING ▪ CONSTRUCTION

- Accessible & Accountable Team
- Offices in Aurora, Chicago, St. Louis, Fairview Heights & Lafayette, IN
- Integrated Design, Engineering & Construction Services
- Client-Centered Project Delivery
- Direct Key Executive Project Involvement
- 88% of Work is with Repeat Customers
- 65+ Years in Business

RELATED PROJECTS

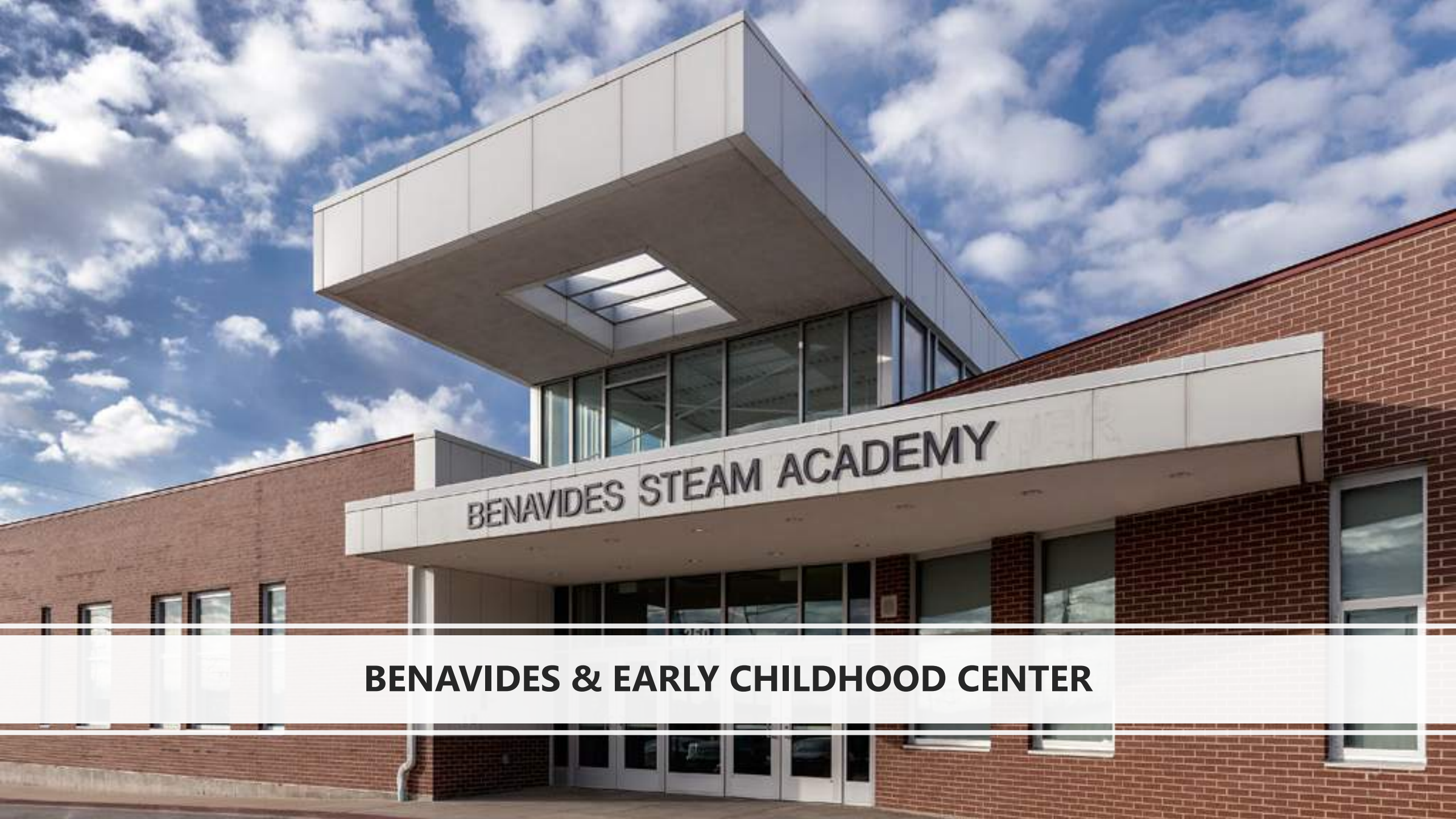
PRISCO COMMUNITY CENTER

PRISCO COMMUNITY CENTER



PRISCO COMMUNITY CENTER

PRISCO COMMUNITY CENTER



BENAVIDES & EARLY CHILDHOOD CENTER

BENAVIDES & EARLY CHILDHOOD CENTER

BENAVIDES & EARLY CHILDHOOD CENTER

FORT ZUMWALT CENTER FOR ADAPTIVE LEARNING

FORT ZUMWALT CENTER FOR ADAPTIVE LEARNING

FORT ZUMWALT CENTER FOR ADAPTIVE LEARNING

WEST AURORA EARLY CHILDHOOD & ALTERNATIVE LEARNING CENTER

WEST AURORA EARLY CHILDHOOD & ALTERNATIVE LEARNING CENTER

WEST AURORA EARLY CHILDHOOD & ALTERNATIVE LEARNING CENTER

FORT ZUMWALT EARLY CHILDHOOD CENTER

FORT ZUMWALT EARLY CHILDHOOD CENTER

FORT ZUMWALT EARLY CHILDHOOD CENTER

LINDBERGH EARLY CHILDHOOD CENTER

LINDBERGH EARLY CHILDHOOD CENTER

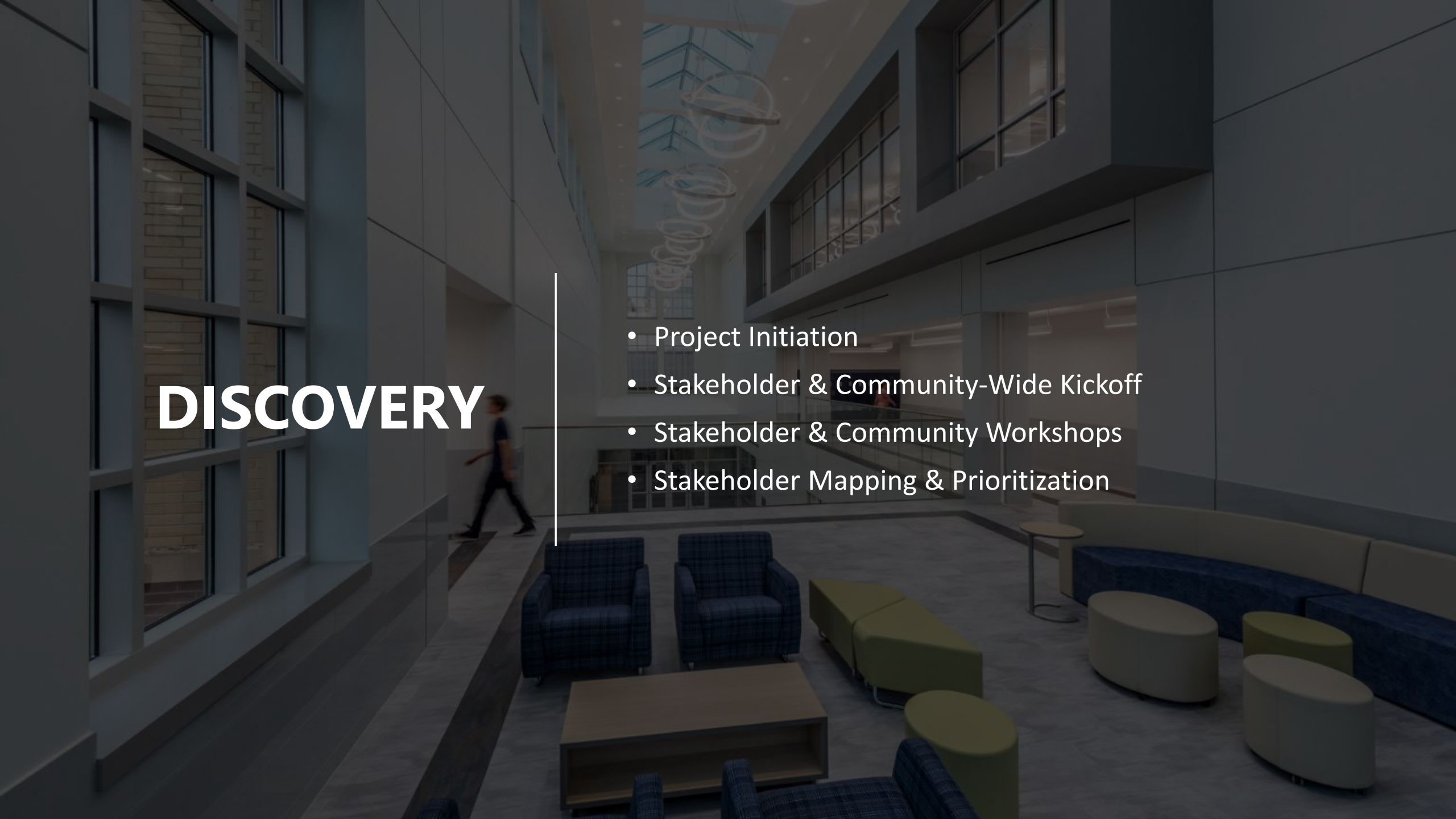
LINDBERGH EARLY CHILDHOOD CENTER

MULTIPLE GOVERNMENT STAKEHOLDERS PROJECT EXPERIENCE:

- Dunham STEM Center
  - ✓ Four School Districts (Indian Prairie 204, West Aurora SD 129, East Aurora SD 131, Batavia SD 101)
  - ✓ Aurora University
  - ✓ Private Corporations (ComEd, Caterpillar, Grainger)
- Fox Valley Park District – Vaughn Recreation Center
  - ✓ Fox Valley Tennis Club
  - ✓ OrthoSport
  - ✓ Fox Valley Swim Club
  - ✓ Early Childhood

PLANNING PROCESS

WELL-DEFINITED PATH TO SUCCESS



DISCOVERY

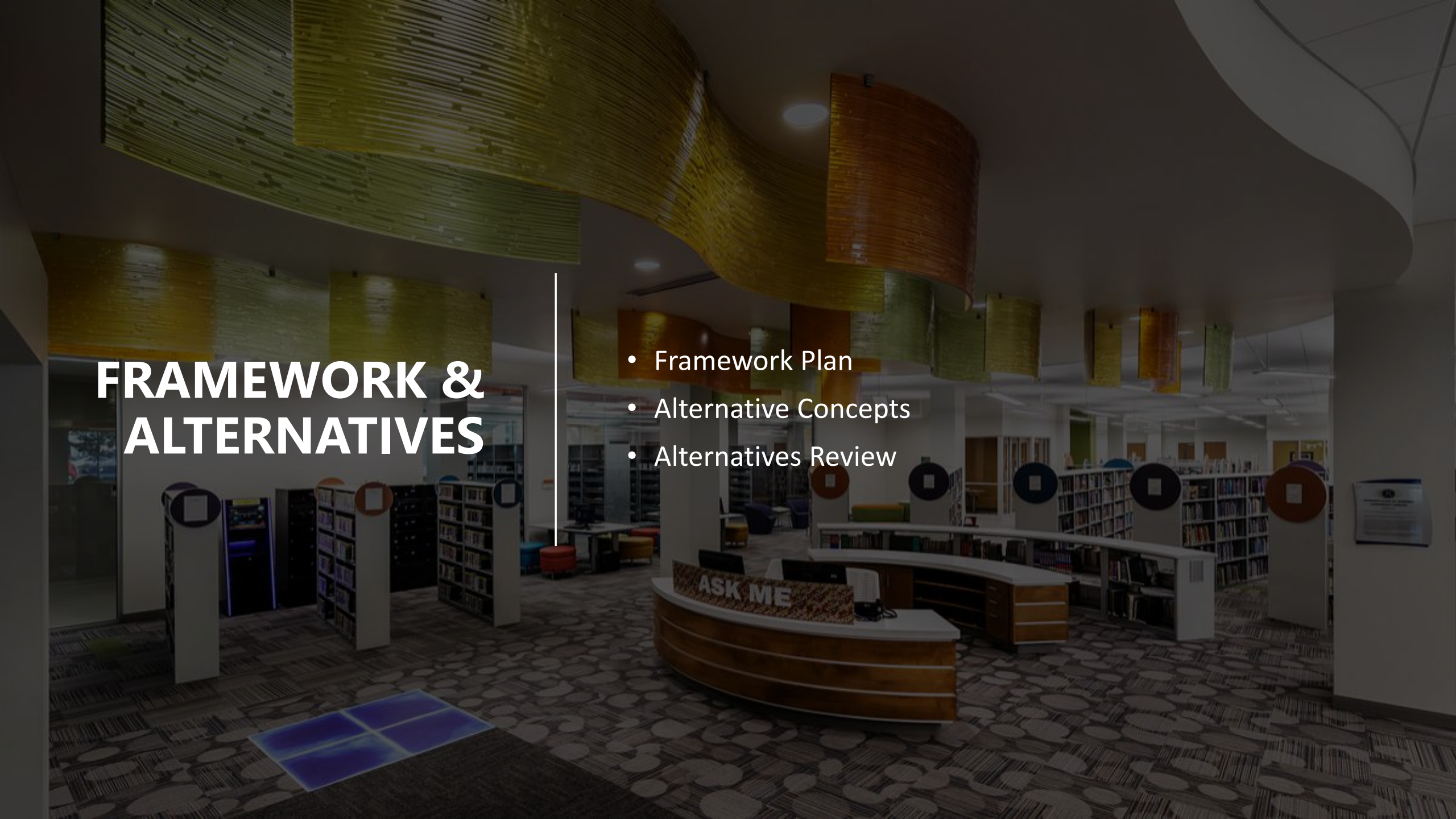
- Project Initiation
- Stakeholder & Community-Wide Kickoff
- Stakeholder & Community Workshops
- Stakeholder Mapping & Prioritization

SPACE NEEDS ANALYSIS

- Data Gathering, Document Review & Preliminary Analysis
- Utilization & Optimization Analysis
- Community Needs Analysis & Stakeholder Engagement
- Space Needs Analysis & Recommendations
- Final Space Needs Document

FACILITIES & COMMUNITY ANALYSIS

- Facility Condition Assessment Review
- Infrastructure Assessment
- Context & Site Assessment
- Analysis Review



FRAMEWORK & ALTERNATIVES

- Framework Plan
- Alternative Concepts
- Alternatives Review

DRAFT CIVIC CENTER PLAN

- Draft Civic Center Plan
- Draft Implementation Priority Plan
- Project Cost Estimating
- Draft Plan & Design Review

FINAL CIVIC CENTER PLAN & DESIGN

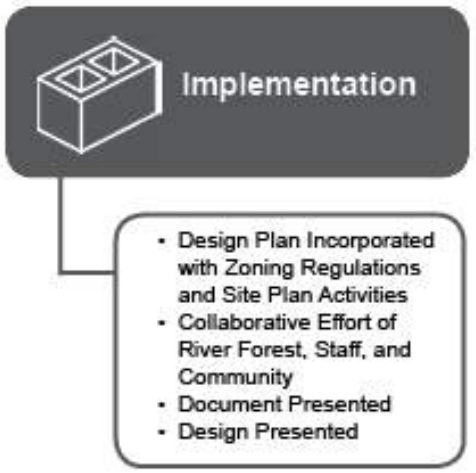
- Final Civic Center Plan & Design
- Draft Review
- Final Documentation
- Final Presentation

IMPLEMENTATION

PROJECT APPROACH

- Kick-Off Meeting to Establish Mutual Team Goals & Objectives
- Space Needs Assessment
- Stakeholder & Community Engagement
- Prioritization of Needs
- Conceptualization
- Design & Documentation
- Continuous Cost Analysis
- Construction

DELIVERING YOUR PROJECT

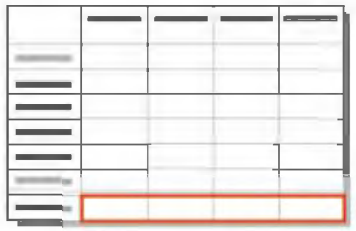


Stakeholder & Community Engagement:

- Translate Strategic Goals into Tangible Goals
- Design “Interactive Meetings” or Charrettes & Project Visioning
- Make the Process Inclusive & Collaborative

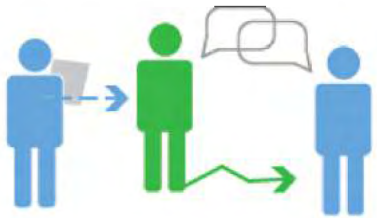
NEEDS ASSESSMENT PROCESS AND TOOLS

DATA ANALYSIS



Analyzing data on usage, satisfaction, and trends to assess future needs

INTERVIEWS & OBSERVATIONS



Guided conversations with users & first-hand observations of how they use spaces

FOCUS GROUPS

Interactive sessions to gather input on needs and validate data from other tools

PERSONAS

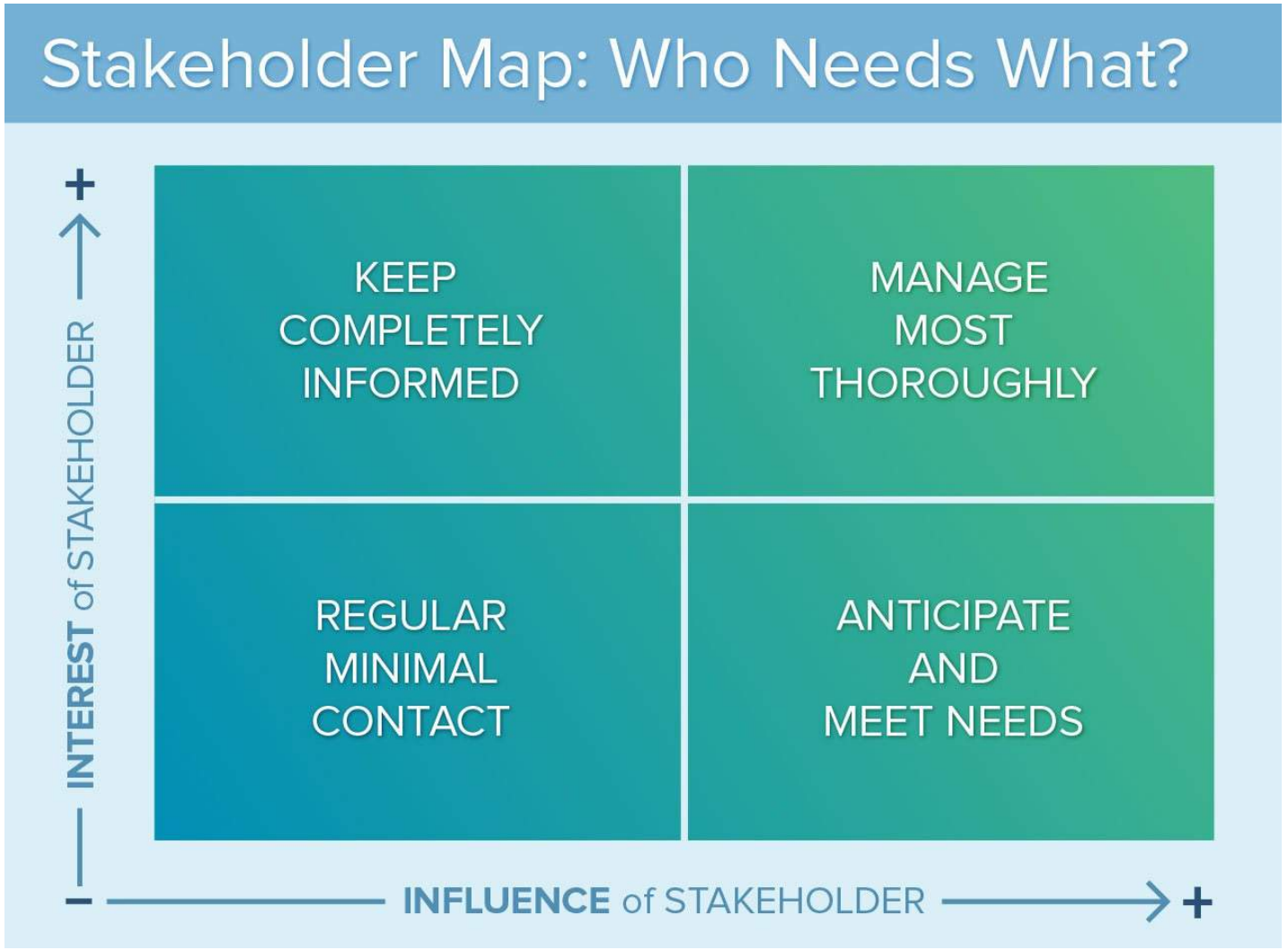
Creating portraits of representative users using motivations and behaviors

USE CASE

Stories of how a future space will be used -- who, where, why, and how

Multiple Stakeholder Engagement

- Development Balanced Approach to Extract Each Stakeholder Entity's Needs
- Create Prioritization Scoring System that ALL Groups Agree on Based on Weighted Criteria
- What are the Overarching Goals & Objectives of the Village Related to the RFCC



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ITEM	CUSTOMER EXPERIENCE (*QUOTIENT*): 20XX							
	CUSTOMER DELIGHT (+)				CUSTOMER PAIN (-)			
TRADE-OFF PROFILE (Decision-criteria) **TOOL**	Function/ Content/ Elements/ Theme	Quality/ Performance/ Accuracy	Social Aura/ Cachet/ Prestige	Personalization/ Customization/ Interactivity/ Entertainment	Cost (Price)	Inaccessibility/ Unavailability/ Immobility/ Friction	Complexity/ Difficulty/ Support/ Range/Risk	Processing Time/ Delay/ Age
LEVEL OF IMPORTANCE								
E: ELIMINATE								
R: REDUCE								
I: INCREASE								
C: CREATE								

Key -> 1: Low level; 10: Extraordinary level

Customer Experience Quotient (CEQ) = Pain/Delight

STAKEHOLDER NEEDS CRITERIA MATRIX & WEIGHTING SYSTEM:

- Develop Criteria for Measuring Needs
- What are the Key Drivers for Prioritizing/Weighting the Needs
  - ✓ Revenue (Enterprise Funded)
  - ✓ Community Benefit
  - ✓ Cultural Benefits
- Develop Cost Models of Building Areas w/ Proportional Investments for Common Building Improvements

What	Importance	Feature 1	Feature 2	Feature 3	Feature 4	Feature 5
Customer Requirement 1	50	3	1			9
Customer Requirement 2	72		9		3	
Customer Requirement 3	3					
Customer Requirement 4	22	9		3	3	1
Customer Requirement 5	10				1	3
Customer Requirement 6	86			9	1	3
Customer Requirement 7	8	1	1	9		
	Raw Score	356	706	912	378	760
	Prioritization Rank	**5**	**3**	**1**	**4**	**2**

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Construction Cost + Soft Cost + Other Potential Costs

1. Building Construction

- Foundations/ Structure
- Exterior Closure
- Roofing
- Interior Construction
- Finishes
- Plumbing / HVAC
- Electrical
- Security System
- Technology/ IT

2. Site Construction

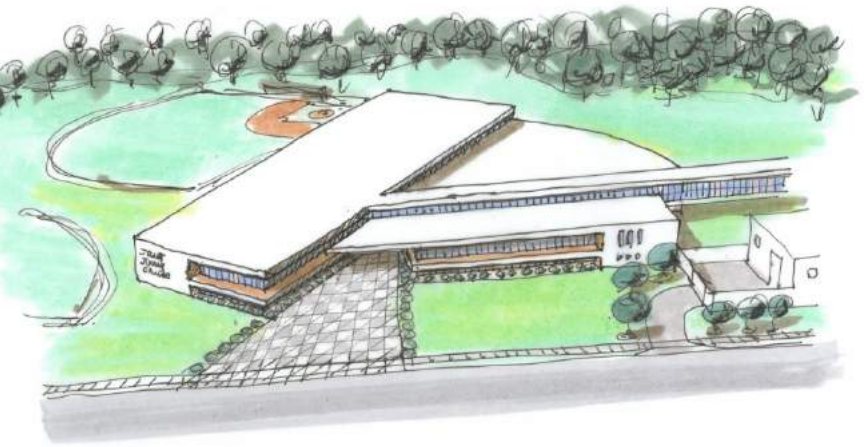
3. Soft Costs

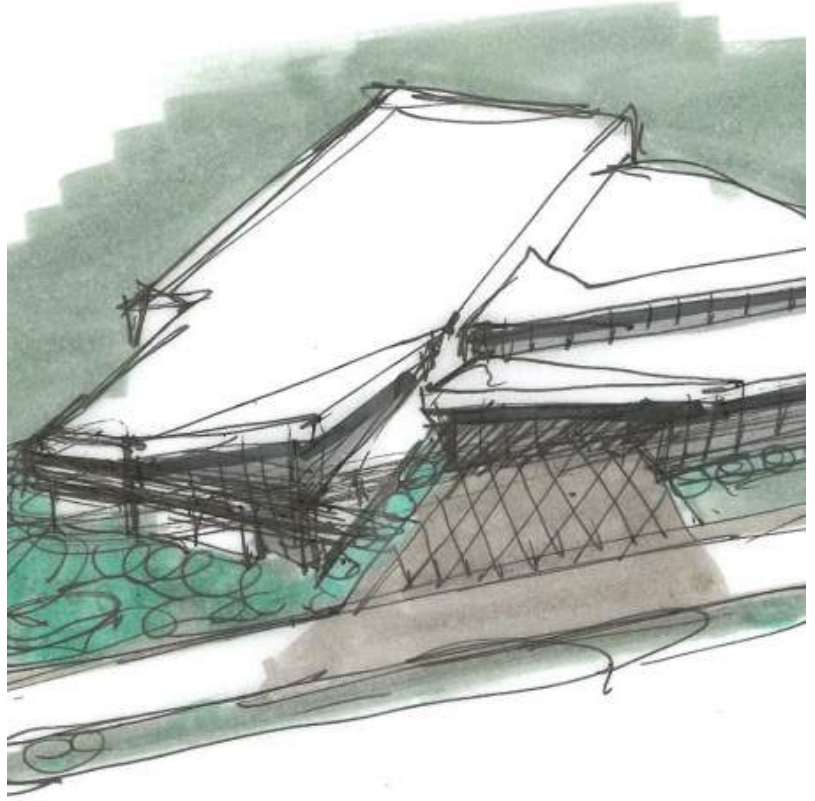
- Design/ Engineering Fees
- Financing Fees
- Furniture & Equipment
- Technology
- Moving Costs
- Contingency

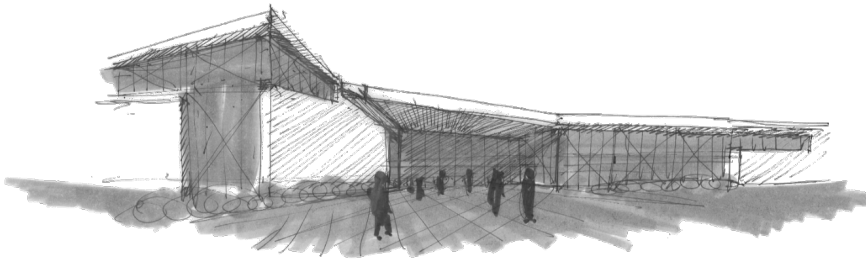
4. Other Potential Costs

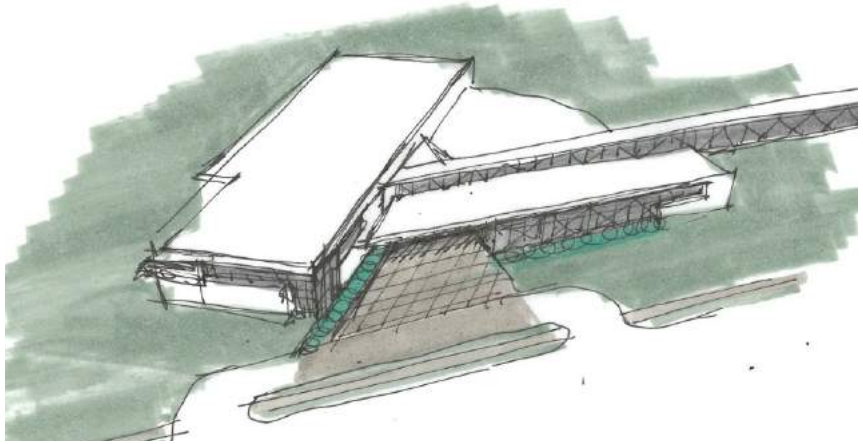
- Site Acquisition
- Site Clean-up Costs
- Temporary Relocation

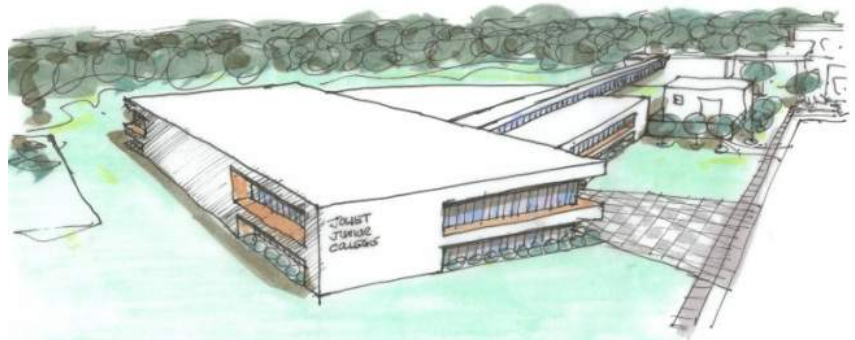
Project Cost

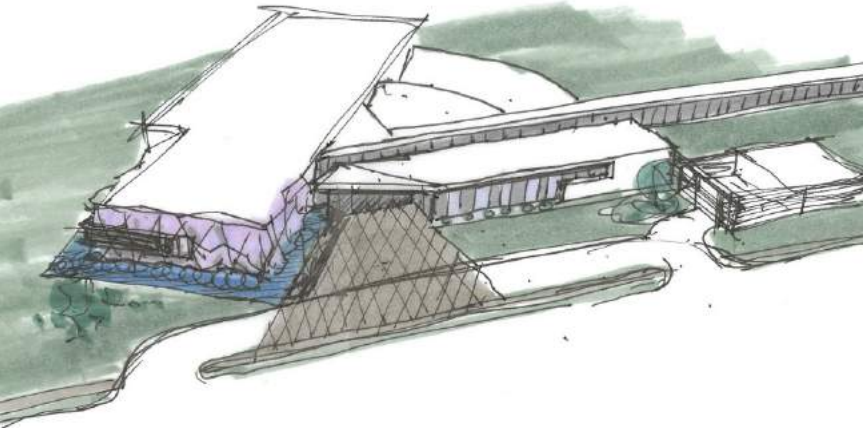








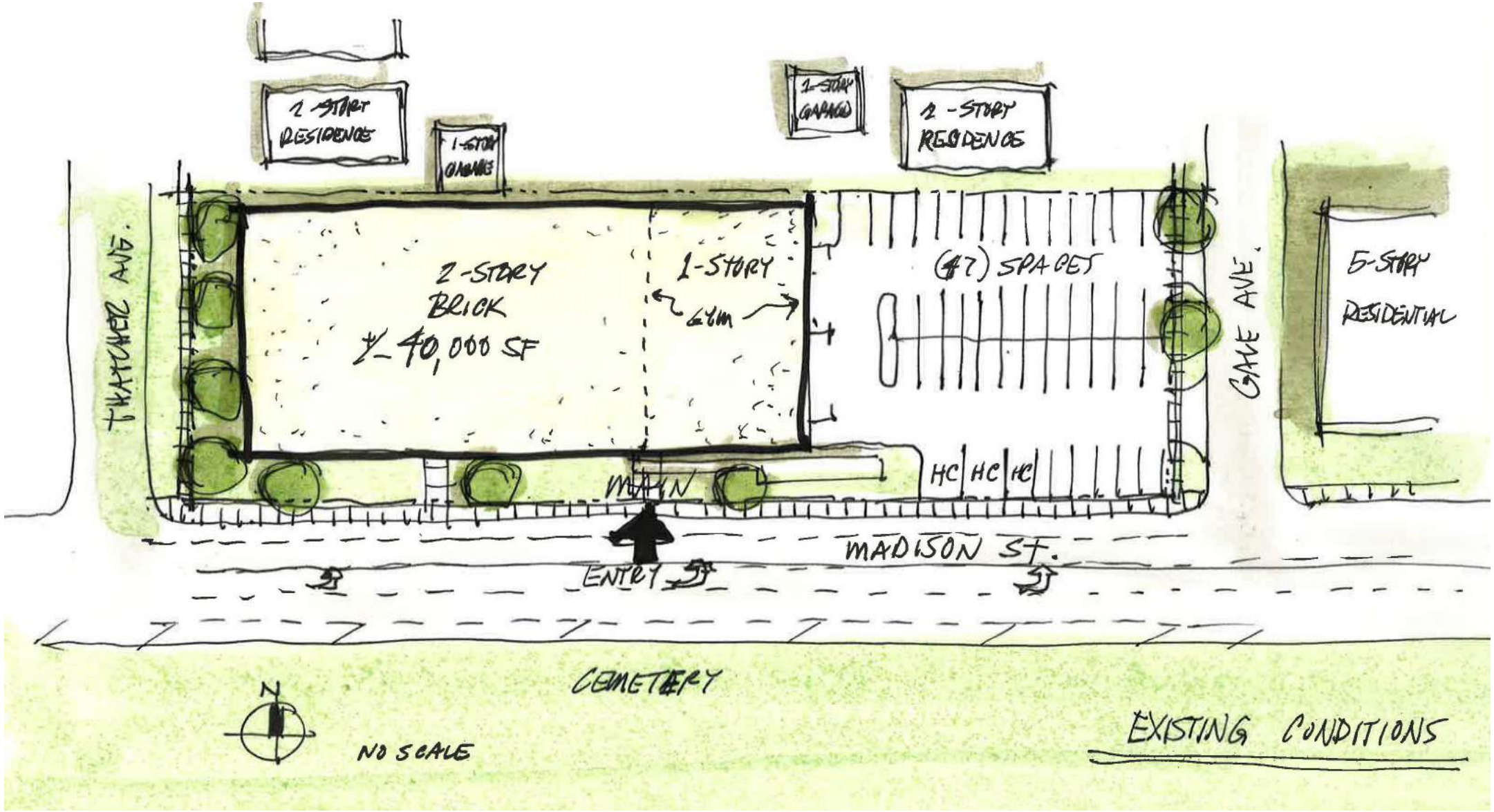




DESIGN CONCEPTUALIZATION

DESIGN CONCEPTUALIZATION

DESIGN CONCEPTUALIZATION - RFCC



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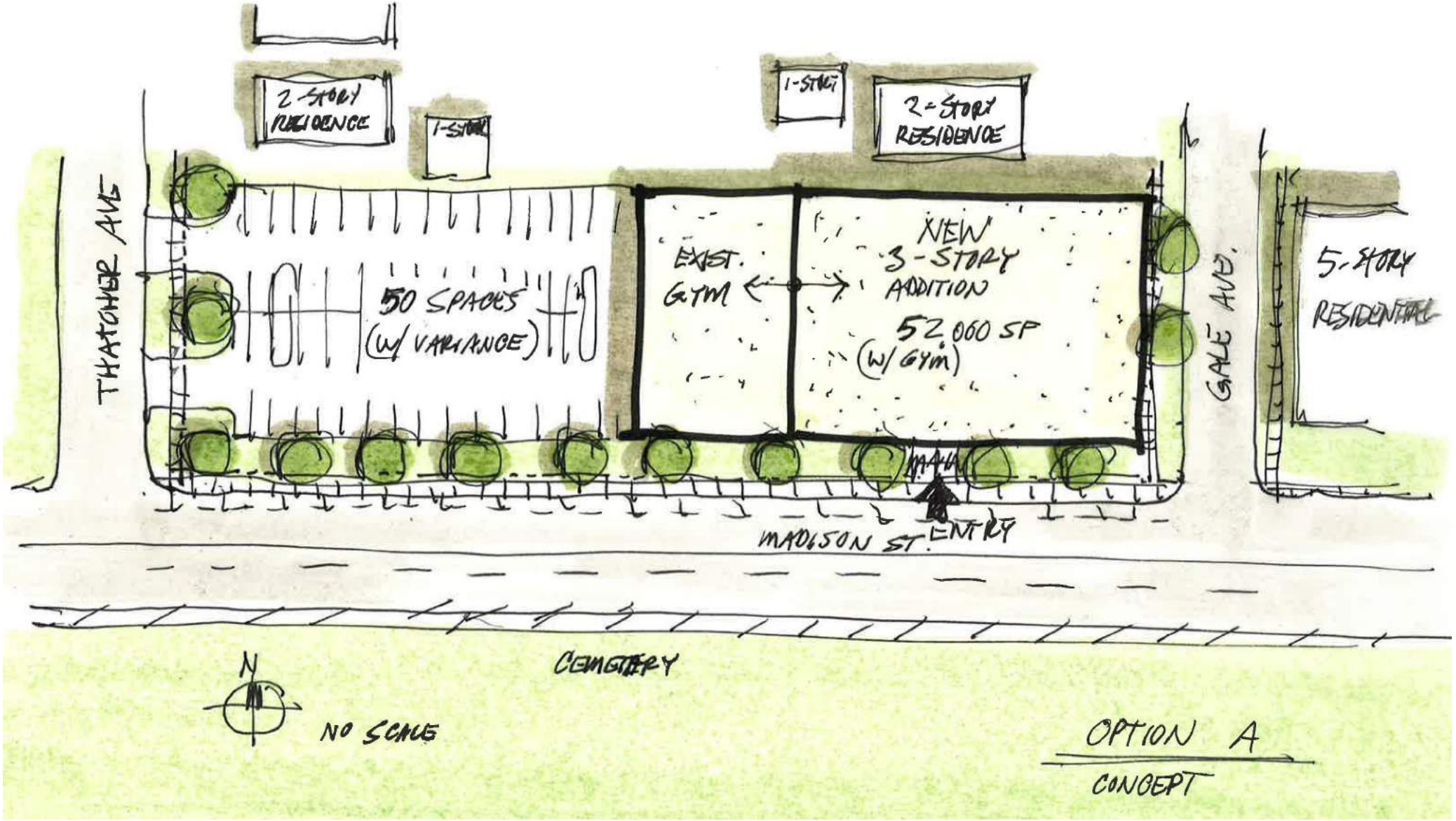
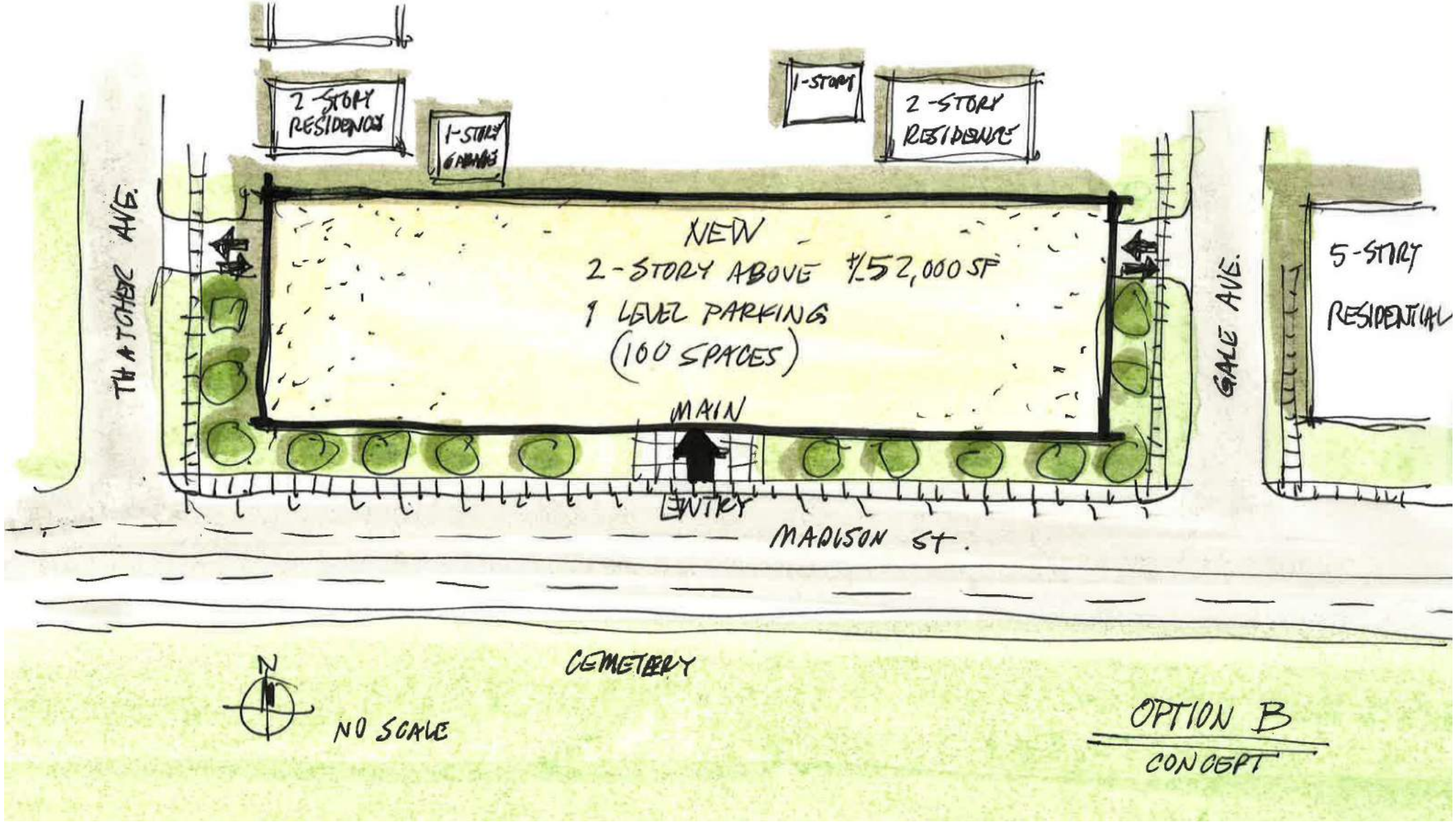
DESIGN CONCEPTUALIZATION - RFCC



DESIGN CONCEPTUALIZATION - RFCC



WHY OUR TEAM ?

CORDOGAN CLARK

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UNIQUE TEAM CREDENTIALS

- Diverse Team & Deep Resources
- Dependable & Experienced
- Extensive Municipal Experience Including New Construction, Renovations, and Adaptive Re-Use
- In-Depth Knowledge of Education Spaces, Recreation, Alternative Learning, and Life Skills Spaces
- In-House Services Include:
  - Planners
  - S/MEP Engineering
  - Interior Design
  - Construction Management
  - Problem Solvers & Practical

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THANK YOU!

Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: May 10, 2019

To: Catherine Adduci, Village President
Village Board of Trustees

From: Eric J. Palm, Village Administrator

Subj: Approval of Lake and Lathrop Site Remediation Plan

Issue: A condition of the planned development permit for the Lake and Lathrop redevelopment project is the approval of a site remediation plan in regards to the contamination. This approval is needed before exterior demolition and remediation can begin.

Analysis: Attached please find a remediation work plan, which includes a timeline, from the developer's environmental consultant. This plan was reviewed by the Village's environmental consultant which asked from clarifications and further information which is included at the end of the report. There will be additional information brought back to the Village as part of the plan at a later date (per the schedule) once additional testing and investigation is completed.

It is anticipated that demolition would begin soon on the non-occupied buildings once the Village approves this item.

Recommendation: Approve the remediation plan as provided.

Thank you.

Attachments
- Pioneer Plan dated April 19, 2019
- Timeline
- Questions and responses

PIONEER
Engineering & Environmental Services, LLC

2753 West 31st Street | Chicago, IL 60608
Tel: 773-722-9200 | Fax: 773-722-9201 | pioneerEES.com

April 19, 2019

Lake and Lathrop LLC
c/o: Sedgwick Properties
1525 W. Homer, 4th Floor
Chicago, IL 60642

RE: Abbreviated Site Remediation Plan
Former River Forest Cleaners
7601-7621 Lake Street
River Forest, IL

Per your request, Pioneer Engineering & Environmental Services, LLC (Pioneer) is submitting this general work plan for the above-captioned subject property. The intent of this plan is to provide a summary of the proposed site investigation and remedial action activities and an estimated timeline for completing the work.

1.1 Introduction

Note that the activities discussed herein will be used to determine the scope of work and estimated costs for pursuing a focused No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency (Illinois EPA), including any necessary active remediation, engineered barrier and building control technology (BCT) requirements, and to determine proper management and associated costs for disposal of subsurface materials disturbed during planned construction activities.

The redevelopment of the subject property includes a separate parcel identified as 423 Ashland Avenue, which obtained a focused NFR letter from the Illinois EPA in February 2015. Therefore, the eventual remedial action plan for the subject property will include any necessary requirements to maintain compliance with the NFR letter previously issued for the Ashland Avenue parcel, and any subsurface materials disturbed at the Ashland Avenue parcel during site redevelopment will be managed in accordance with applicable solid waste disposal regulations.

1.2 Background

As you know, subsurface investigation activities were previously performed at the subject property to evaluate the historical use of a portion of the site as a dry cleaning facility. The prior investigation activities identified various chlorinated solvent volatile organic compounds (VOCs) at concentrations exceeding the soil and groundwater remediation objectives for residential property use, with several concentrations of tetrachloroethylene (PCE) exceeding the default soil saturation limit.

Based on the prior testing results, the former property owner enrolled the site into the Illinois EPA's voluntary Site Remediation Program (SRP) in 2004 to pursue a "focused" NFR letter. The most recent correspondence between the SRP project manager and the former property owner (E&H Enterprises, Inc.), dated January 4, 2011, states that the "investigation of the site is acceptable"; however, the SRP project manager also stated that a *Focused Site Investigation Report and Remedial Objectives Report*, dated November 23, 2010, was denied, and requested certain corrections to figures and tables provided in the report.

Given the amount of time that has passed since the prior testing activities, the Illinois EPA will require supplemental assessment to evaluate current conditions. Also, supplemental testing is recommended to delineate the area where PCE exceeds the anticipated site-specific soil saturation limit (to determine the volume of soil that will require treatment), and determine appropriate soil handling and disposal requirements for planned construction spoils.

Given the proposed redevelopment of the subject property, the activities outlined in this plan are intended to do the following:

(1) confirm the previously identified soil saturation limit impacts;

(2) estimate the volume of soil that will require active remediation to achieve the site-specific soil saturation limit for PCE and the associated costs;

(3) determine engineered barrier and building control technology requirements and develop associated estimated costs; and

(4) obtain analytical data for evaluating proper management and disposal of construction spoils and groundwater during redevelopment activities, and estimate the associated costs.

1.3 Supplemental Subsurface Investigation Activities

- An abbreviated work plan proposing the following sampling activities will be submitted to the Illinois EPA. If needed, the scope of work will be modified to include additional activities requested by the Illinois EPA.

- The supplemental investigation will include the advancement of 15 soil borings at the subject property (see the figure in Exhibit 1). The borings will be advanced to various depths ranging from approximately 5 to 15 feet below surface grade using GeoProbe units.

    - Given the age of the prior testing results, two soil borings will be advanced to 15 feet below surface grade in the immediate areas of prior borings B3100 and B3800 to confirm the previously-identified soil saturation limit impacts remain at these locations [which were identified in samples B3100 (10.5-12') and B300 (9-10.5')].

    - Six soil borings will be advanced to 15 feet below surface grade around the areas of B3100 and B3800 in an effort to delineate the extent where PCE exceeds the anticipated soil saturation limit.

    - Four soil borings will be advanced to 5 feet below surface grade around shallow impacts previously identified within and along the southern portion of the dry cleaning facility to delineate areas where PCE was previously identified above the land disposal restriction (LDR) limit.

    - Three soil borings will be advanced to 5 feet below surface grade to evaluate soils within 3 feet of surface grade on the eastern portion of the site where PCE impacts were identified at depths of 10 feet below grade, but where no shallow soil sample data is available.

- Soil samples will be retrieved continuously using the appropriate sampling tools, collected at 3-, 4- or 5-foot intervals, and logged and classified in the field by a Pioneer Project Geologist. In addition, the soil samples will be screened in the field using a photoionization detector (PID). This field instrument measures total VOCs and provides a preliminary indication of contamination associated with various petroleum and hazardous substances.

- One to two soil samples will be collected from each boring location and sent to an independent laboratory. The soil samples will be analyzed for VOCs. In addition, up to seven soil samples will be analyzed for VOCs by the Toxicity Characteristic Leaching Procedure (TCLP) test method (as needed for evaluating disposal requirements

of shallow construction spoils). All analytical testing will be performed in accordance with accepted U.S. EPA SW-846 Test Methods.

- After all sampling activities are completed, the boreholes will be backfilled with their respective native soil cuttings and bentonite pellets to surface grade, and any existing surface finishes of asphalt or concrete at the boring locations will be repaired to the extent practicable with an appropriate patching material.

- Groundwater samples will be collected from five on-site monitoring wells to confirm current contaminant concentrations, and water levels will be measured in all existing wells to determine the direction of flow. Depending on the condition of the existing wells, it is anticipated that groundwater samples will be collected from MW600, MW900, MW1000, MW1100, and MW1300, and submitted for laboratory analysis of VOCs.

1.3 Contained-In Request

- To determine proper handling and disposal procedures for construction spoils, Pioneer proposes the following:

  - All prior and supplemental soil testing data will be compared to the LDR limits.

  - A contained-in request will be prepared and submitted to the Illinois EPA's Bureau of Land for the purpose of allowing construction spoils from known impacted areas to be disposed of as a non-hazardous, special waste instead of a hazardous waste.

  - Based on prior soil testing data but depending on supplemental testing results and the redevelopment plan, pre-treatment of some soils to be removed from the site may be required to achieve landfill disposal requirements. The volume of soils requiring treatment is unknown at this time and will be determined based on the supplemental testing activities outlined above. Since the volume of soil that may need treatment is unknown, the associated cost cannot be estimated at this time.

  - All soils disturbed during construction will be returned to their original location, or shipped off-site for disposal at the licensed landfill.

  - Treated soils and impacted soils that do not exceed the LDR limits will be disposed of as non-hazardous, special waste at a licensed Subtitle D landfill.

- Note that a soil management zone designation that would allow redistribution of contaminated soils at the subject property is not being proposed for this project.

- Also note that the Illinois EPA previously approved a contained-in request for the 423 Ashland Avenue property. The contained-in request submitted for the subject property will reference the contained-in determination previously issued for the Ashland Avenue property, and discuss management and disposal requirements of construction spoils to be removed from the entire redevelopment site (both 7601-7621 Lake Street and 423 Ashland Avenue).

1.4 Preliminary SRP Reporting Services

- The sampling results will be evaluated to determine the need for engineered barriers and BCTs, such as a sub-slab depressurization system, and calculate the volume of soil that requires treatment.

- If the soil saturation limit impact is adequately defined, a combined *Focused Site Investigation Report Addendum/Remediation Objectives Report/Remedial Action Plan* (FSIR Addendum/ROR/RAP) will be prepared and submitted to the Illinois EPA.

- The FSIR Addendum/ROR/RAP will document the cumulative environmental testing activities and the plan for addressing the identified impacts through the use of Tier 2 remediation objectives and exclusion of affected exposure routes using engineering, preventative and institutional controls.

- The report will be prepared in accordance with the appropriate state regulations, and certified by a Licensed Professional Engineer in the State of Illinois.

- The approach to eventual site closure will be to delineate and successfully treat soils to achieve a site-specific soil saturation limit for PCE, and demonstrate that any remaining impacts may be left on site using the procedures provided in the Tiered Approach to Corrective Action Objectives regulations (Title 35 of the Illinois Administrative Code Part 742 - commonly referred to as the "TACO" regulations).

1.5 Hazard Communication Program

- A Hazard Communication Program will be prepared for the purpose of informing construction workers of potential chemical hazards and proper handling requirements associated with on-site contaminated soil.

- The Hazard Communication Program will be provided to future construction workers who may conduct underground activities in known contaminated areas.

- The Hazard Communication Program will provide an environmental summary of the subject property and specifically identify the following:

    - areas of known contamination;

    - construction worker caution areas;

    - areas that will require installation and maintenance as engineered barriers; and

    - areas that will require installation and maintenance of BCTs to address the indoor inhalation exposure route.

- Since it is each employer's responsibility to protect its employees from job hazards and since regulations concerning construction worker health and safety are subject to updates and revisions, the Hazard Communication Program can not be considered a comprehensive plan. Rather, it will provide specific information on the site's contaminant conditions and the constraints to be placed on the subject property by the eventual NFR Letter. It will remain each future contractor's responsibility to provide adequate training and protection of its employees through review of the Hazard Communication Program and development of a task-specific health and safety plan.

1.6 Remedial Technology Selection

- Based on current data, in-situ remediation will be necessary to achieve the site-specific soil saturation limit for PCE on a portion of the Remediation Site.

- Also, depending on the supplemental testing results, certain construction spoils may require treatment to meet applicable USEPA toxicity characteristic values and landfill standards.

- The selected remediation technology will be in-situ chemical oxidation (ISCO) using a proprietary oxidant mixture consisting of potassium permanganate and lime (see Exhibit 2 for a potassium permanganate fact sheet). The ISCO process will destroy the chlorine ion bonds of chlorinated solvent compounds such as PCE resulting in an overall decrease of contaminant concentrations remaining in the soil.

- Upon defining the areas requiring treatment, all necessary personnel, materials, and supplies, and subcontracted heavy equipment will be mobilized to the site. Pioneer will provide all field oversight and coordination, and document that the remediation activities are conducted in accordance with applicable regulations.

- The treatment areas will be subdivided into "cells" consisting of approximately 50 cubic yards of soil. The ISCO treatment will be performed by manually adding the oxidant mixture to the contaminated material and physically mixing the oxidant into the cells.

- A dedicated backhoe will be used to mix impacted soils (in-place) to the estimated lateral and vertical extent of impact. The ISCO soil mixing treatment is a dry-type process, and other soil amendments such as lime will be added as needed to increase treatment effectiveness. This mechanical mixing process will maximize contact of contaminated soils with the oxidant.

- Following treatment, confirmation batch samples will be collected from each cell to verify successful treatment. The confirmation sampling will be conducted at a rate of one sample per 50 cubic yards of treated soil and the samples will be submitted to an independent laboratory for analysis of VOCs and TCLP VOCs. If the results of the batch testing show that the landfill limits have not been met, follow up samples may be collected after additional time has elapsed or additional ISCO treatments will be needed.

- Once the treated soils are analytically confirmed to meet the toxicity characteristic value (and the Illinois EPA grants a Contained-in Determination), construction spoils may be disposed of as a non-hazardous, special waste at a licensed Subtitle D landfill.

1.7 Proposed Post-Treatment Reporting Activities

- Following successful remediation of soil saturation limit impacts, and installation of any required BCTs and engineered barriers, a *Remedial Action Completion Report* (RACR) will be prepared and submitted to the Illinois EPA.

- The eventual NFR Letter is expected to be contingent upon several conditions, including:

  - providing a site safety plan to construction workers for intrusive work performed in areas of impacted soil or groundwater;

  - installation and maintenance of engineered barriers throughout the site to exclude the outdoor inhalation and/or soil ingestion exposure routes;

  - installation, operation and maintenance of a vapor mitigation system;

  - use of an existing municipal ordinance to prohibit any potable use of groundwater beneath the subject property and off-site properties that may be affected by migration of contaminants; and

  - notification of *potential* contaminant migration to any off-site property owners that *may* be affected.

- The Illinois EPA will have at least 60 days to complete their review of the RACR, and issue comments or a draft NFR Letter.

1.8 Estimated Project Timeline

The following table presents the estimated timing to perform the proposed activities.

Proposed Task	Estimated Timeline for Completion	Estimated Timeline for Illinois EPA Approval
Supplemental Subsurface Investigation	June 2019	--
Contained-In Request	June 2019	August 2019
Hazard Communication Program	July 2019	--
FSIR Addendum/ROR/RAP	July 2019	October 2019
ISCO Treatment	November 2019	--
Installation of barriers and BCTs	Dependent upon construction schedule	--
RACR	Within 30 days of confirming barriers/BCTs	Within 60 days of receipt of RACR
Final NFR Letter	--	Within 30 days of issuance of a draft NFR

If you have questions or comments regarding this plan, please contact me at mwellspaske@pioneerees.com or (773) 722-9200, extension 202.

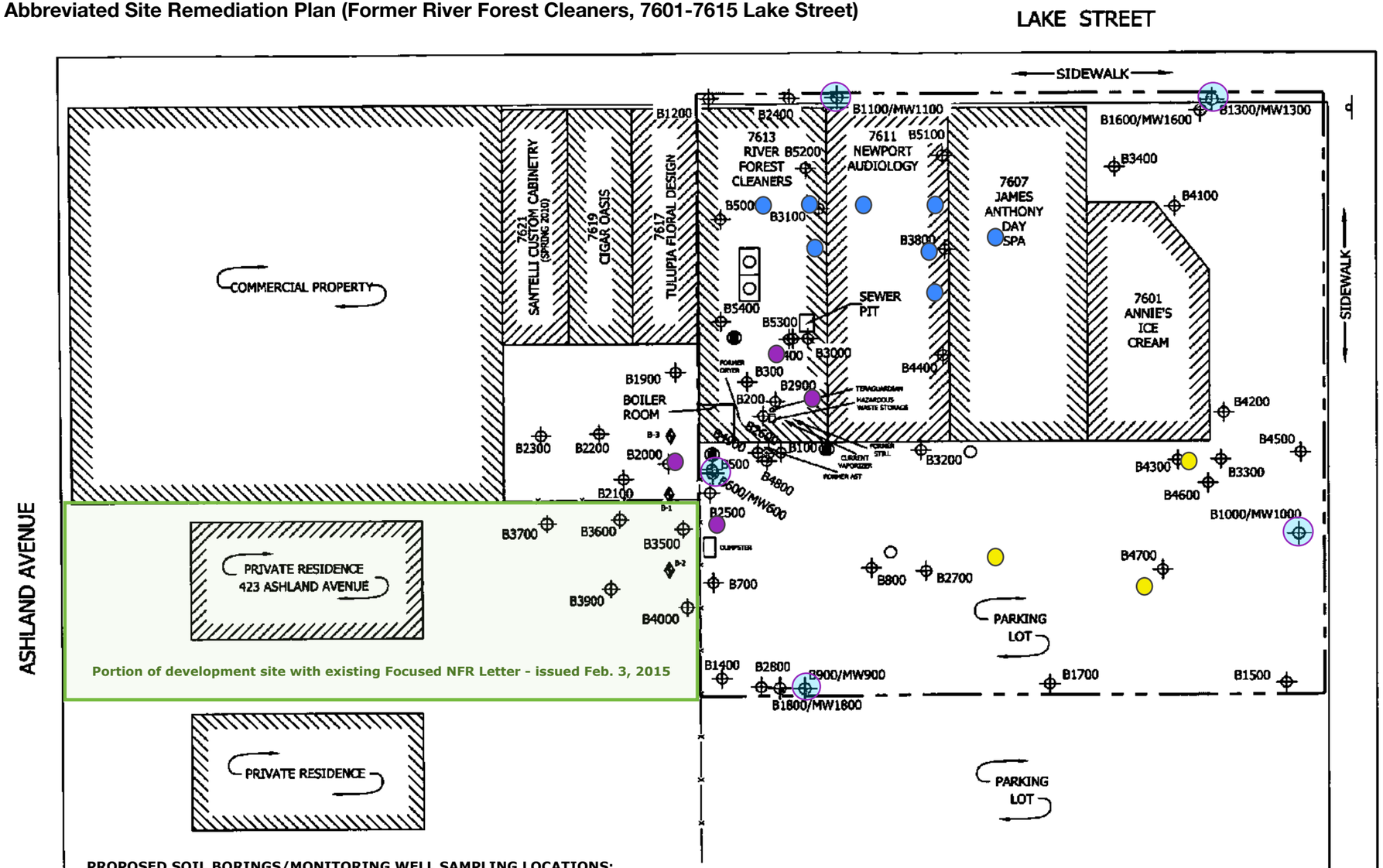
Sincerely,
Pioneer Engineering & Environmental Services, LLC

Megan Wells-Paske
Senior Project Manager

Exhibits: 1 - Figure of Proposed Supplemental Sampling Locations
2 - Potassium Permanganate Data Sheet

EXHIBIT 1 - Figure of Proposed Supplemental Sampling Locations

Abbreviated Site Remediation Plan (Former River Forest Cleaners, 7601-7615 Lake Street)



Portion of development site with existing Focused NFR Letter - issued Feb. 3, 2015

PROPOSED SOIL BORINGS/MONITORING WELL SAMPLING LOCATIONS:

- **Eight soil borings intended to evaluate current conditions and delineate an area of the site where PCE was previously identified at concentrations exceeding the anticipated soil saturation limit.**
- **Four soil borings intended to delineate an area of the site where PCE was previously identified within 3 feet of surface grade at concentrations exceeding the LDR.**
- **Three soil borings intended to evaluate soils within 3 feet of surface grade on the eastern portion of the site (where PCE impacts were identified at depths of 10 feet below grade, but where no shallow soil sample data is available), to evaluate potential construction spoils handling and disposal requirements.**
- **Existing well to be sampled (depending on the condition of the well)**

LEGEND

- DRAIN
- SIGN
- MANHOLE
- B600/MW600 — BOREHOLE/MONITORING WELL LOCATION
- B300 — BOREHOLE LOCATION
- B-1 — BOREHOLE DRILLED BY EPS IN 1998
- FENCE LINE
- PROPERTY BOUNDARY

RELEASABLE
NOV 30 2010
REVIEWER MD

N

SCALE IN FEET
15 0 15 30

Bonestroo
1860 W WINCHESTER RD, SUITE 106
LIBERTYVILLE, ILLINOIS 60048
P: 847-816-1631 F: 847-816-3762

SITE LAYOUT
WITH BOREHOLE & MONITORING WELL LOCATIONS

RIVER FOREST CLEANERS
7613-15 LAKE STREET
RIVER FOREST, ILLINOIS

DATE: 12/26/01	DRAWN BY: VLG	REVISED: 10/15/10 MSM	PROJECT: 003938-10005-0	FIGURE: 3

EXHIBIT 2
Abbreviated Site Remediation Plan (Former River Forest Cleaners, 7601-7615 Lake Street)

CARUS
REMEDIATION



CAS Registry No. 7722-64-7
EINECS No. 231-760-3
CAS Registry No. 14808-60-7

RemOx® S-B ISCO Reagent

FACT SHEET

RemOx® S-B ISCO reagent has been specifically manufactured for environmental applications such as remediation of soils and associated groundwater. This product can be used to degrade a variety of contaminants including chlorinated solvents, polyaromatic hydrocarbons, phenolics, organo-pesticides, and substituted aromatics. RemOx S-B is a site specific ratio of RemOx® S ISCO reagent to silica sand blend and is shipped with a certificate of analysis.

REMEDIATION GRADE

Assay for RemOx S-B dependent on site requirements

Trace Metals for RemOx S
(see Table 1)

APPLICATION

RemOx S-B is used for soil and groundwater remediation by *in situ* or *ex situ* chemical oxidation and as an active agent in subsurface reactive barriers for treatment of:

Chlorinated ethenes- perchloroethylene (PCE), trichloroethylene (TCE), vinyl chloride (VC), etc.
Phenolics, pentachlorphenol (PCP), p-cresol, 2,3 dichlorophenol, etc.
Polyaromatic hydrocarbons- naphthalene, phenanthrene, benzo (a) pyrene, etc.
Hexahydro-1,3,5-trinitro-1,3,5-triazine (RDX)
Octahydro-1,3,5,7-tetranitro-1,3,5,7-tetrazocine (HMX)

SHIPPING CONTAINERS

Special packages will be considered upon request.

Packaging meets UN performance-oriented packaging requirements.

DESCRIPTION

Crystals or granules are dark purple with a metallic sheen, sometimes with a dark bronze-like appearance. RemOx S-B has a sweetish, astringent taste and is odorless.

HANDLING, STORAGE, AND INCOMPATIBILITY

Protect containers against physical damage. When handling RemOx S-B, respirators should be worn to avoid irritation of, or damage to, mucous membranes. Eye protection should also be worn when handling RemOx S-B as a solid or in solution.

RemOx S-B is stable and will keep indefinitely if stored in a cool, dry area in closed containers. Concrete floors are preferred to wooden decks. To clean up spills and leaks, follow the steps recommended in the SDS. Be sure to use goggles, rubber gloves, and respirator when cleaning up a spill or leak.

Avoid contact with acids, peroxides, and all combustible organic or readily oxidizable materials including inorganic oxidizable materials and metal powders. With hydrochloric acid, chlorine gas is liberated. RemOx S-B is not combustible, but it will support combustion. It may decompose if exposed to intense heat. Fires may be controlled and extinguished by using large quantities of water. Refer to the SDS for more information.

CARUS CORPORATION — ONE COMPANY, ENDLESS SOLUTIONS

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CARUS EUROPE I Parque Empresarial de ASIPO I C/Secundino Roces 3, Planta 1, Oficina 13-14 I 33428 Cayes, Llanera Spain I Tel +34.985.78.55.13 / Fax +34.985.78.55.10

EXHIBIT 2
Abbreviated Site Remediation Plan (Former River Forest Cleaners, 7601-7615 Lake Street)

CARUS
REMEDIATION

CAS Registry No. 7722-64-7
EINECS No. 231-760-3
CAS Registry No. 14808-60-7

RemOx® S-B ISCO Reagent
FACT SHEET

SHIPPING

RemOx® S-B ISCO reagent is classified by the Hazardous Materials Transportation Board (HMTB) as an oxidizer. It is shipped under Interstate Commerce Commission's (ICC) Tariff 19.

Proper Shipping Name: Potassium Permanganate (RQ-100/45.4)
Hazard Class: Oxidizer
Identification Number: UN 1490
Label Requirements: Oxidizer
Packaging Requirements: 49 CFR Parts 100 to 199
Sections: 173.152, 173.153, 173.194
Shipping Limitations:

Minimum quantities:
Rail car: See Tariff for destination
Truck: No minimum

Postal regulations:

Information applicable to packaging of oxidizers for shipment by the U.S. Postal Service to domestic and foreign destinations is readily available from the local postmaster. United Parcel Service accepts 25 lbs as largest unit quantity properly packaged; (consult United Parcel Service). Regulations concerning shipping and packing should be consulted regularly due to frequent changes.

CORROSIVE PROPERTIES

RemOx S-B is compatible with many metals and synthetic materials. Natural rubbers and fibers are often incompatible. Solution pH and temperature are also important factors. The material must be compatible with either the acid or alkali also being used.

In neutral and alkaline solutions, RemOx S-B is not corrosive to iron, mild steel, or stainless steel; however, chloride corrosion of metals may be accelerated when an oxidant such as permanganate is present in solution. Plastics such as polypropylene, polyvinyl chloride Type I (PVC I), epoxy resins, fiberglass reinforced plastic (FRP), Penton, Lucite, Viton A, and Hypalon are suitable. Teflon FEP and TFE, and Tefzel ETFE are best. Refer to Material Compatibility Chart.

Aluminum, zinc, copper, lead, and alloys containing these metals may be (slightly) affected by RemOx S-B solutions. Actual studies should be made under the conditions in which permanganate will be used.

Table 1: Typical Trace Metal Content and Specifications
Reported values in table are derived from RemOx® S ISCO reagent used to manufacture RemOx S-B

Element	Typical Analysis (mg/kg)	Specifications (mg/kg)	DL* (mg/kg)	Element	Typical Analysis (mg/kg)	Specifications (mg/kg)	DL* (mg/kg)
Ag	BDL	0.40	0.048	Hg	BDL	0.05	0.004
Al	55.85	115.00	0.28	Na	228.03	750	0.069
As	0.04	4.00	0.006	Ni	0.78	5.00	0.048
Ba	10.60	50.00	0.016	Pb	BDL	1.00	0.20
Be	BDL	0.50	0.10	Sb	BDL	1.00	0.20
Cd	BDL	0.10	0.02	Se	BDL	1.00	0.002
Cr	1.60	7.50	0.028	Tl	BDL	5.00	1.00
Cu	0.15	3.00	0.034	Zn	0.87	6.00	0.016
Fe	0.22	100.00	0.066	DL* = Detection limit		BDL = Below detection limit	

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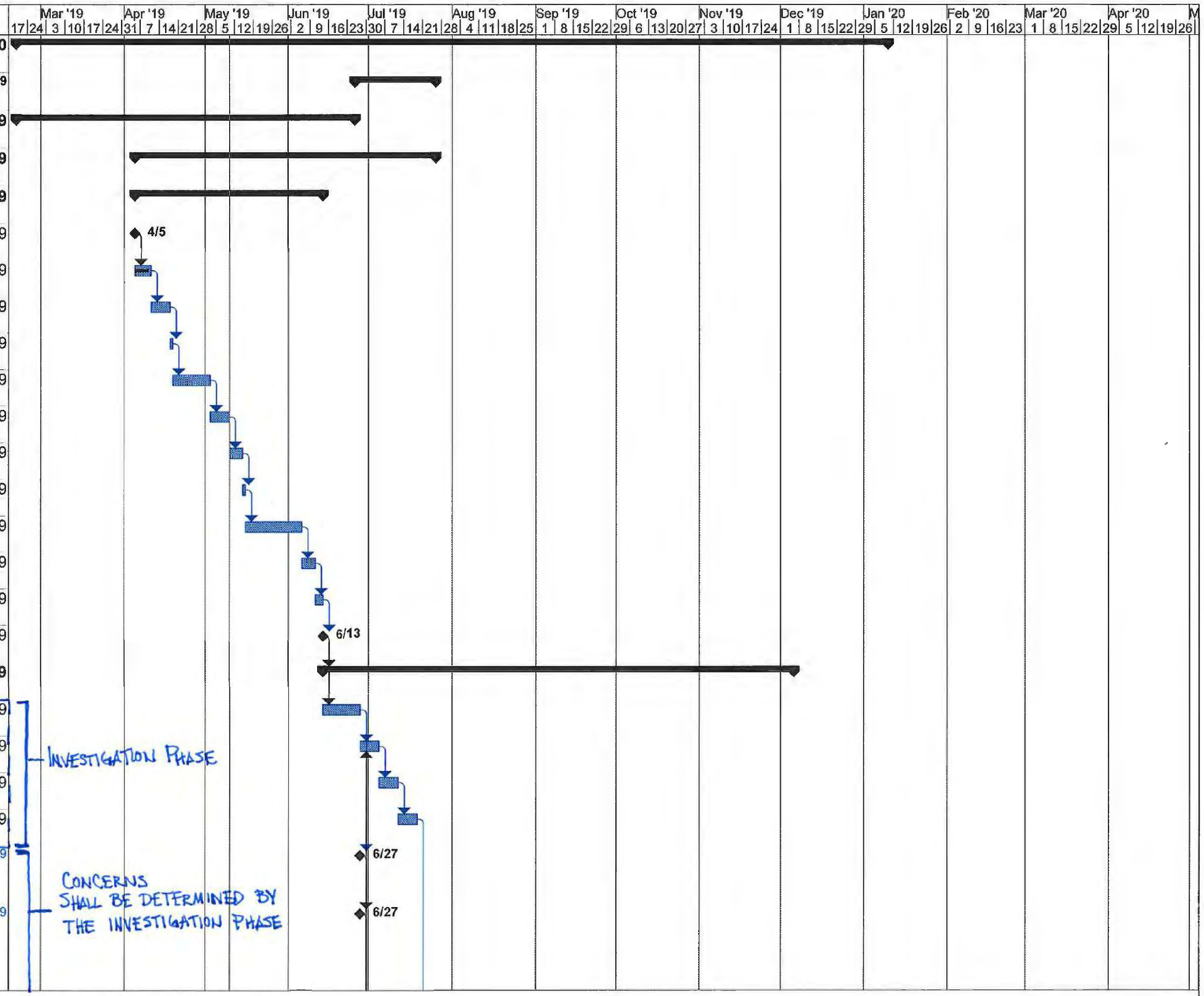
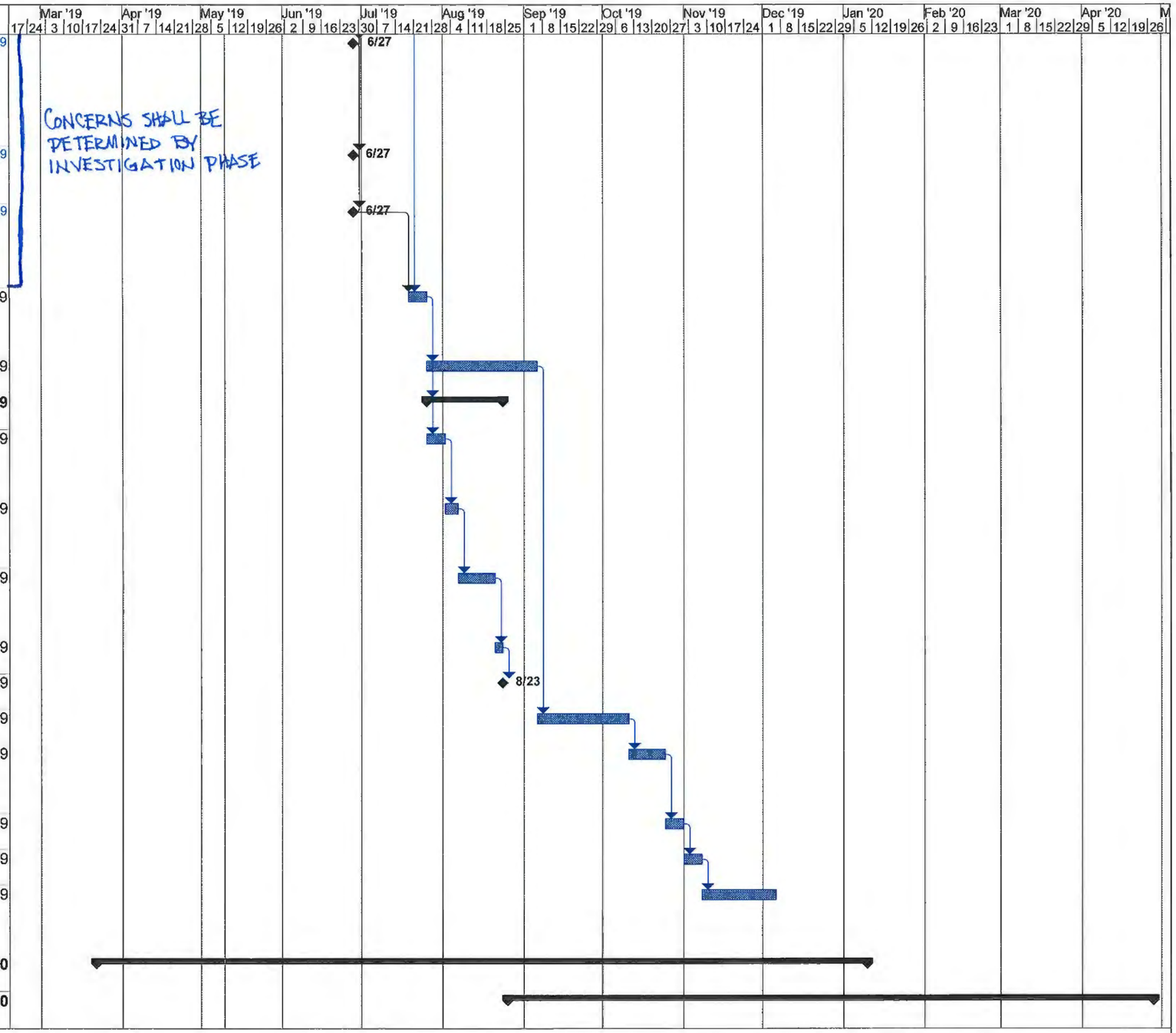
CARUS EUROPE I Parque Empresarial de ASIPO I C/Secundino Roces 3, Planta 1, Oficina 13-14 I 33428 Cayes, Llanera Spain I Tel +34.985.78.55.13 / Fax +34.985.78.55.10

ID	Task Name	Duration	Start	Finish
1	**Time to Construction**	**232 days?**	**Wed 2/20/19**	**Thu 1/9/20**
2	**Loan Close Schedule**	**22 days**	**Wed 6/26/19**	**Thu 7/25/19**
5	**Extinguish Tenant Lease**	**90 days**	**Wed 2/20/19**	**Tue 6/25/19**
8	**COMED Utility Pole Relocations**	**80 days**	**Fri 4/5/19**	**Thu 7/25/19**
14	**Demolition - Phase 1**	**50 days**	**Fri 4/5/19**	**Thu 6/13/19**
15	Bid Awarded	0 days	Fri 4/5/19	Fri 4/5/19
16	Asbestos Survey	4 days	Fri 4/5/19	Wed 4/10/19
17	Gather Asbestos Bids	5 days	Thu 4/11/19	Wed 4/17/19
18	Award Asbestos	1 day	Thu 4/18/19	Thu 4/18/19
19	Asbestos Notice to State of Illinois	10 days	Fri 4/19/19	Thu 5/2/19
20	Asbestos Abatement	5 days	Fri 5/3/19	Thu 5/9/19
21	Utility Disconnection (water)	3 days	Fri 5/10/19	Tue 5/14/19
22	Install Site Protection	1 day	Wed 5/15/19	Wed 5/15/19
23	Building Demolition	15 days	Thu 5/16/19	Wed 6/5/19
24	Site Demolition	3 days	Thu 6/6/19	Mon 6/10/19
25	Potholing	3 days	Tue 6/11/19	Thu 6/13/19
26	**Demo - Phase 1 COMPLETION**	0 days	Thu 6/13/19	Thu 6/13/19
27	**Remediation**	**125 days**	**Fri 6/14/19**	**Thu 12/5/19**
28	Soil + Groundwater Testing	10 days	Fri 6/14/19	Thu 6/27/19
29	Lab Testing + Results	5 days	Fri 6/28/19	Thu 7/4/19
30	Estimate Soil Needing Treatment	5 days	Fri 7/5/19	Thu 7/11/19
31	Determine Exact Scope	5 days	Fri 7/12/19	Thu 7/18/19
32	**3(a) - Volume of Soil Needing Treatment to Obtain NFR**	0 days	Thu 6/27/19	Thu 6/27/19
33	**3(b) - Cost for Excavation/Transportation/Disposal of Construction Spoils**	0 days	Thu 6/27/19	Thu 6/27/19



Task		Rolled Up Progress		Inactive Task		Duration-only		External Tasks	
Milestone		Split		Inactive Milestone		Manual Summary Rollup		External Milestone	
Summary		External Tasks		Inactive Milestone		Manual Summary		Progress	
Rolled Up Task		Project Summary		Inactive Summary		Start-only		Deadline	
Rolled Up Milestone		Group By Summary		Manual Task		Finish-only			

ID	Task Name	Duration	Start	Finish
34	**3(c) - Incremental Unit and Estimated Cost for Treatment/Transport/Off-Site Disposal**	0 days	Thu 6/27/19	Thu 6/27/19
35	**3(d) - Extent of Proposed Structure to Require BCT/Active Venting**	0 days	Thu 6/27/19	Thu 6/27/19
36	**3(e) - Estimated Volume of Water That Will Require Management During Construction**	0 days	Thu 6/27/19	Thu 6/27/19
37	Submit Contained-In Request to EPA	5 days	Fri 7/19/19	Thu 7/25/19
38	Await Contained-In Request	30 days	Fri 7/26/19	Thu 9/5/19
39	**Demolition - Phase 2**	**21 days**	**Fri 7/26/19**	**Fri 8/23/19**
40	(Demo Phase 2) Asbestos Abatement	5 days	Fri 7/26/19	Thu 8/1/19
41	(Demo Phase 2) Utility Disconnection	3 days	Fri 8/2/19	Tue 8/6/19
42	(Demo Phase 2) Building Demolition	10 days	Wed 8/7/19	Tue 8/20/19
43	(Demo Phase 2) Potholing	3 days	Wed 8/21/19	Fri 8/23/19
44	**Demo - Phase 2 COMPLETION**	0 days	Fri 8/23/19	Fri 8/23/19
45	Chemical Oxidation	25 days	Fri 9/6/19	Thu 10/10/19
46	Confirmation Soil Sampling (After Trtmt.)	10 days	Fri 10/11/19	Thu 10/24/19
47	Waste Permitting	5 days	Fri 10/25/19	Thu 10/31/19
48	Prep of Haz. Comm. Prog.	5 days	Fri 11/1/19	Thu 11/7/19
49	Initial Reporting to EPA (SIR, ROR, RAP)	20 days	Fri 11/8/19	Thu 12/5/19
50	**Architecture**	**210 days?**	**Fri 3/22/19**	**Thu 1/9/20**
56	**Construction**	**177 days**	**Mon 8/26/19**	**Mon 4/27/20**



Task	Rolled Up Progress	Inactive Task	Duration-only	External Tasks
Milestone	Split	Inactive Milestone	Manual Summary Rollup	External Milestone
Summary	External Tasks	Inactive Milestone	Manual Summary	Progress
Rolled Up Task	Project Summary	Inactive Summary	Start-only	Deadline
Rolled Up Milestone	Group By Summary	Manual Task	Finish-only	

Follow up Questions and Responses

Question: An additional objective for the proposed study should be to prepare a detailed scope of work and cost estimate for site remediation under the scope of the NFR, remediation not covered by the NFR, implementing soil management and disposal, water management during construction, and inclusion of Building Control Technologies (BCT) in the proposed development. The scope should also include recommendations for site development that would minimize remediation and soil management/disposal costs.

Owner Response: Our intent with the investigation is to discern the costs to conduct the minimum amount of remediation necessary for the NFR, and for management of contaminated wastes during construction. The *soil management and disposal, which addresses remediation not covered by the NFR*, is included in this proposal.

Question: As part of the work development will include 423 Ashland, which has received and NFR; but also has residual soil contamination, consolidation of that parcel into the larger parcel should be considered or alternatively that parcel should be addressed by revising the scope of work to include that necessary to develop that parcel in the same manner as for the River Forest Cleaner parcel.

Owner Response: At present, there is no plan to conduct any further testing at the 423 Ashland lot, and the development will be conducted to address any necessary requirements from the NFR letter previously issued for this parcel. If, however, post remediation testing indicates that a condition of the existing NFR letter for 423 Ashland is no longer required, the information will be presented to the Illinois EPA and an updated NFR letter will be obtained for this parcel.

Question: Installation of active venting systems (one BCT alternative) to prevent vapor intrusion as part of the site development should be considered as it is cost effective and may alleviate concerns with future environmental exposure as deeper soils are not proposed to be remediated as part of the development or scope of work provided by Pioneer.

Owner Response: Venting systems to mitigate vapor intrusion are being considered.