

**DEMOLITION OF ONE RETAIL STRIP CENTER AND ONE OFFICE BUILDING FORMERLY JANES PLAZA**

Required For Use By: Community Development Department

**VILLAGE OF WOODRIDGE**  
Woodridge, Illinois 60517

- **CONTRACTOR'S CERTIFICATION - BID PROPOSAL - PAGE 14**
  - \*\* MUST BE EXECUTED AND NOTARIZED \*\***
  - **BIDS TO BE EXECUTED IN DUPLICATE**
- **ALL SIGNATURES TO BE SWORN BEFORE A NOTARY PUBLIC**
  - **ALL INSURANCE REQUIREMENTS MUST BE MET**

CONTRACT PERIOD: August 2014 through September 2014

ACCOUNT NUMBER: 209-1311-465.30-31

BID DEPOSIT: **5% of Bid Amount** (See Page 4, Item 5)  
(Certified Check, Bank Cashier's Check or Bid Bond)

BOND REQUIRED: Performance Bond **(100% of Contract)** (See page 4, Item 6)

SITE PLAN: Included (See Page 22)

Mandatory Pre-Bid Meeting	Friday, June 27, 2014 at 9:00 a.m.
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BID OPENING - DATE/TIME/LOCATION: **Tuesday, July 8, 2014 11:00 a.m.**  
VILLAGE HALL  
Five Plaza Drive  
Woodridge, Illinois 60517-5014

Issued by: Purchasing Department  
Village of Woodridge, Illinois  
Five Plaza Drive  
Woodridge, Illinois 60517  
(630) 719-4717

Kathleen Rush  
Village Administrator

Nadine Alletto  
Director of Finance

## LEGAL NOTICE – BIDS

The Village of Woodridge will be accepting sealed bids for the items listed below. Bids will be accepted at the Woodridge Village Hall, Five Plaza Drive, Woodridge, until **Tuesday, July 8, 2014**, at the times shown below, at which time they will be opened and publicly read aloud.

**Bid #2014-04** Phase I Demolition of One retail Strip center and one office Building Formerly Janes Plaza **11:00 a.m.**

Specifications may be obtained at the Village Hall, weekdays, between 8:00 a.m. and 4:30 p.m. Questions may be directed to the Purchasing Department at (630) 719-4717.

A Bid Deposit of 5% of the bid amount is required with the bid submittal and is to be in the form of a bid bond, certified check or bank cashier's check. The successful bidder will be required to furnish to the Village and pay for a satisfactory performance bond.

There will be a **MANDATORY Pre-Bid** site visit on FRIDAY, June 27, 2014 at 9:00 A.M. All bidders must participate in this pre-bid site visit in order to submit a bid. Bidders will meet at the site located at 8263 Janes Avenue, Woodridge IL 60517 (north of 83<sup>rd</sup> Street on Janes Avenue). For directions please call 630-719-4750.

In accordance with the law and the provisions of 820ILCS 130/0.01 et seq., entitled "an Act regulating wages of laborers, mechanics, and other workers employed in any public works by the state, county, city or any public body or any political subdivision or by anyone under contract for public works", not less than the prevailing rate of wages shall be paid to all laborers, workmen and mechanics performing work under this contract.

The Village of Woodridge reserves the right to reject any or all bids, to waive technicalities, and to accept any bid which is deemed to be in the best interest of the Village of Woodridge.

The Village of Woodridge does not discriminate on the basis of disability in the admission or access to, treatment or employment in, its services, programs, or activities. Upon request, accommodation will be provided to allow individuals with disabilities to participate in all Village of Woodridge services, programs, and activities. The Village has a designated coordinator to facilitate compliance with the Americans with Disabilities Act of 1990 (ADA), as required by Section 35.107 of the U.S. Department of Justice regulations, and to coordinate compliance with Section 504 of the Rehabilitation Act of 1973, as mandated by Section 8.5 of the U.S. Department of Housing and Urban Development regulations. For information, contact the Assistant Village Administrator, Village of Woodridge, Five Plaza Drive, Woodridge, Illinois, 60517; (630) 719-4705, TDD (630) 719-2497. Upon request, this information can be made available in large print, audiotape, and/or computer format.

**I. GENERAL CONDITIONS**

**1. DEFINITIONS**

The following words and phrases, as used herein, shall have the meaning ascribed to them, as follows:

A. BIDDER shall mean:

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B. VILLAGE shall mean the Village of Woodridge, DuPage, Will and Cook Counties, Illinois, an Illinois Municipal Corporation.

**2. PREPARATION AND SUBMISSION OF BID PROPOSAL**

The Bidder must submit his/her proposal in duplicate on the forms furnished by the Village of Woodridge. All blank spaces on the proposal form must be filled in if applicable. Authorized signature must be the individual owner of a proprietorship, a general partner of a partnership or a duly authorized officer, attested to by the Corporate Secretary, of a Corporation. The proposal is contained in these documents and must remain attached thereto when submitted. All signatures and spaces are to be completed in ink or typewritten, where applicable. Prices/costs shall be in United States dollars. Incorrect completion, execution or submission of bids shall be sufficient grounds for rejection of a bid. **The following documents shall be executed at the time of submission of a bid:**

- **CONTRACTOR'S CERTIFICATION BID PROPOSAL - PAGE #14**
- **BID PROPOSAL PAGE #21**

**ALL PROPOSALS SHALL BE SUBMITTED IN SEALED ENVELOPES CARRYING THE FOLLOWING INFORMATION ON THE FACE:**

- BIDDER'S NAME, ADDRESS, SUBJECT MATTER OF BID, DESIGNATED DATE OF BID OPENING AND HOUR DESIGNATED FOR BID OPENING.**

**3. WITHDRAWAL OF BID PROPOSAL**

Bidders may withdraw their bids at any time prior to the time specified in the Bid Notice as the closing time for the receipt of bids.

However, no bid shall be withdrawn or cancelled for a period of sixty (60) calendar days after said advertised closing time for the receipt of bids, nor shall the successful bid be withdrawn, cancelled, or modified after having been accepted by the Village.

**4. SUBMISSION OF ALTERNATE BIDS**

Bidder may submit alternate bids provided that:

- Cash bid proposals meet Village Specifications and are submitted separately.
- The Village shall not consider an alternate bid which fails to meet specifications.

**5. BID DEPOSIT**

When required on Page 1 of these Specifications, all bids shall be accompanied by a bid deposit in the amount specified. Bid deposits shall be in the form of a certified check, a bank cashier's check drawn on a responsible bank doing business in the United States and shall be made payable to the Village of Woodridge, or bid bond.

The bid deposit of all except the three lowest bidders on each contract will be returned within twenty (20) calendar days after the opening of the bids. The remaining bid deposits on each contract will be returned, with the exception of the accepted Bidder, after the contract is awarded. The bid deposit of the accepted Bidder will be returned after acceptance by the Village of satisfactory performance bond where such bond is required or completion of contract where no performance bond is required.

**6. SECURITY FOR PERFORMANCE**

When required on Page 1 of these Specifications, the successful Bidder or Bidders shall, within thirteen (13) calendar days after acceptance of the bid by the Village, furnish a performance bond in the full amount of the contract, in a form acceptable to the Village.

In the event that the successful Bidder(s) fails to furnish the performance bond within thirteen (13) calendar days after acceptance of the bid by the Village, then the bid deposit of the successful Bidder shall be retained by the Village as liquidated damages and not as a penalty, it being agreed by the successful Bidder that said sum is a fair estimate of the amount of damages that said Village will sustain due to the successful Bidder's failure to furnish said bond.

**7. EQUIVALENT PRODUCTS**

In cases where a specified item is identified by a manufacturer's name, trade name or other reference, it is understood that the Bidder proposes to furnish the item as identified. If the Bidder proposes to furnish an "equal" item, the proposed "equal" item must be so indicated in the bid proposal. The Village shall be the sole determiner of the equalness of the substitute offered.

**8. BASIS OF AWARD**

The Village reserves the right to accept or reject any and all bids, in whole or in part, and to waive technicalities.

**9. ACCEPTANCE OF BID**

The Village shall make its determination with respect to bids within sixty (60) days, or within ninety (90) days where approval by other agencies is required, from the date of opening of bids. Should the Village fail to act within the times herein specified, all bids shall be rendered null and void.

**10. CATALOGS**

Each Bidder shall submit in DUPLICATE, catalogs, descriptive literature and detailed drawings, fully detailing features, designs, construction, appointments, finishes and the like, in order to fully describe the material or work proposed to be furnished.

**11. DELIVERY**

Any/All materials shipped to the Village of Woodridge must be shipped F.O.B. freight prepaid, designated location Woodridge, Illinois. The materials must then be delivered where directed, and unloaded by the successful Bidder, or his/her agent. All deliveries shall be deemed to be "inside delivery". Truck deliveries shall be accepted before 2:30 p.m. on weekdays only. No deliveries shall be accepted on Saturdays, Sundays or holidays. The quantity of material delivered by truck shall be ascertained from a weight certificate issued by a duly licensed public weight-master. In the case of delivery by rail, weight will be ascertained from bill of lading from originating line, but the Village reserves the right to re-weigh at the nearest available railroad scale.

**12. GUARANTEES AND WARRANTIES**

All guarantees and warranties required shall be furnished by the successful Bidder and shall be delivered to the Village before the final payment voucher is issued.

**13. SUBLETTING OR ASSIGNMENT OF CONTRACT OR CONTRACT FUNDS**

No contract awarded by the Village of Woodridge shall be assigned, in whole or in part, or any part of the same sub-contracted without the written consent of the Village Administrator. In no case shall such consent relieve the successful Bidder from his/her obligations or change the terms of the contract.

Any and all subcontractors shall be bound by contract to the same terms as the successful Bidder. Prior to commencing any work, subcontractors must place on file with the Village a certificate of insurance as outlined under "insurance".

The successful Bidder shall not transfer or assign any contract funds or claims due or to become due without the written approval of the Village Administrator having first been obtained.

**14. COMPETENCY OF BIDDER**

No bid shall be accepted from, or contract awarded to, any person, firm or corporation that is in arrears or is in default to the Village of Woodridge upon any debt contract, or other obligation or who has failed to perform faithfully any previous contract with the Village.

The Bidder, if required, must present within forty-eight (48) hours evidence satisfactory to the Village of performance ability, possession of necessary facilities, equipment, pecuniary resources and adequate insurance to comply with the terms of these specifications and contract documents. The Village hereby reserves the right to reject any bid submitted by a Bidder who, in the sole and exclusive discretion of the Village, cannot completely perform the services or deliver the goods specified in these specifications.

**15. COMPLIANCE WITH OSHA STANDARDS, THE AMERICANS WITH DISABILITIES ACT, VILLAGE ORDINANCES AND STATE LAWS**

The equipment and services supplied to the Village of Woodridge must comply with all requirements and standards as specified by the Occupational Safety and Health Act. All policies and practices including Fall Protections as well as guards and protectors and appropriate markings must be in place before delivery and in force while performing the services required of this agreement. Items not meeting any OSHA specifications will be refused. Bidder may be required at his/her expense to provide training to Village employees in the operation of equipment and its maintenance at the convenience of the Village.

Each contracting agency shall ensure that every contract to which it is a party shall comply with all relevant aspects of the Americans with Disabilities Act.

The Bidder will strictly comply with all ordinances of the Village of Woodridge, the laws of the State of Illinois and United States Government.

Additionally, in accordance with the law and the provisions of 30 ILCS 570, entitled "Employment of Illinois Workers On Public Works Act," the Contractor shall be fully responsible to comply with and to certify that 90 percent of its workers assigned to this project are Illinois residents. The Contractor shall familiarize themselves with the requirements by referencing the Illinois Department of Labor's website at: <http://www.state.il.us/agency/idol>.

**16. SPECIAL HANDLING**

Prior to delivery of any product which is caustic, corrosive, flammable or dangerous to handle, the successful Bidder will provide written directions as to methods of handling such products, as well as the antidote or neutralizing material required for first aid.

**17. MATERIAL INSPECTION AND RESPONSIBILITY**

The Village shall have a right to inspect any material to be used in carrying out this contract. The Village does not assume any responsibility for the availability of any materials and equipment required under this contract.

#### **18. TOXIC SUBSTANCES**

Successful Bidder shall notify the Village of, and provide material safety data sheets for all substances used or supplied in connection with this contract which are defined as toxic under the Illinois Toxic Substances Disclosure to Employees Act.

Materials, components, or completed work not complying therewith, may be rejected by the Village and shall be replaced by the successful Bidder at no cost to the Village. Any materials or components rejected shall be removed within a reasonable time from the premises of the Village at the expense of the successful Bidder.

#### **19. PRICE REDUCTIONS**

If at any time after a contract is awarded the successful Bidder(s) makes a general price reduction in the comparable price of any material covered by the contract to customers generally, an equivalent price reduction based on similar quantities and/or considerations shall apply to the contract for the duration of the contract period (or until the price is further reduced). Such price reduction shall be effective at the same time and in the same manner as the reduction in the price to customers generally. For the purpose of this provision, a "general price reduction" shall mean any horizontal reduction in the price of an article or service offered (1) to successful Bidder's customers generally, or (2) in the successful Bidder's price schedule for the class of customers, i.e., wholesalers, jobbers, retailers, etc., which was used as the basis for bidding on this contract. An occasional sale at a lower price, or sale of distressed merchandise at a lower price, would not be considered a "general price reduction" under this provision. The successful Bidder shall invoice the Village at such reduced prices indicating on the invoice that the reduction is pursuant to the "price reduction" provision of this contract. The successful Bidder, in addition, shall within ten (10) days of any general price reduction, notify the Village Administrator of such reduction by letter. Failure to do so may result in termination of the contract.

#### **20. TERMINATION OF CONTRACT**

A. The Village may, by written notice of default to the successful Bidder, terminate the whole or part of this contract in any one of the following circumstances:

1. If the successful Bidder fails to make delivery of the supplies or to perform the services within the time specified herein or any extension thereof; or fails to provide the supplies or to perform the service at the exact price accepted by the Village (and any charges for contract changes mutually agreed to by the Village and the successful Bidder); or
2. If the successful Bidder fails to perform any of the other provisions of this contract, or so fails to make progress as to endanger performance of this contract in accordance with its terms, and in either of these two circumstances does not cure such failure within such period of time as the Village Administrator may direct in writing.
3. If it is determined that successful Bidder knowingly falsified information provided to the Village.
4. If it is determined that successful Bidder offered substantial gifts or gratuities to a Village official, employee, or agent whether in their official capacity or not.
5. Any order is entered in any proceeding against the successful Bidder decreeing the dissolution of the successful Bidder and such order remains in effect for sixty (60) days.
6. The successful Bidder shall apply to any tribunal for the appointment of a trustee or receiver of any part of the assets of the successful Bidder, or commence any proceedings relating to the successful Bidder under any bankruptcy, reorganization,

arrangement, insolvency, readjustment of debt, dissolution or other liquidation law of any jurisdiction, or any such application shall be filed, or any such proceedings shall be commenced, against the successful Bidder, and the successful Bidder indicates its approval, consent or acquiescence, or an order shall be entered appointing such trustee or receiver or adjudicating the successful Bidder bankrupt or insolvent, or approving the petition in any such proceeding, and such order remains in effect for sixty (60) days.

- B. In the event the Village terminates this contract in whole or in part as provided in Paragraph (A) of this clause, the Village may procure, upon such terms in such manner as the Village Administrator may deem appropriate, supplies or services similar to those so terminated, and the successful Bidder shall be liable to the Village for any excess costs for such similar supplies or service, provided that the successful Bidder shall continue the performance of this contract to the extent not terminated under the provisions of this clause.

## **21. EQUAL EMPLOYMENT OPPORTUNITY**

Each contracting agency shall ensure every contract to which it is a party shall contain the following clause.

### **EQUAL EMPLOYMENT OPPORTUNITY**

In the event of the contractor's non-compliance with the provisions of this equal employment opportunity clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of the Human Rights ("Department"), the Contractor may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this contract, the contractor agrees as follows:

1. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, marital status, order of protection status, national origin, or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from the military service; and further that it will examine all job classifications to determine if minority persons or women are under utilized and will take appropriate affirmative action to rectify any such under utilization.
2. That, if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability (in accordance with the department's rules and regulations) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not under utilized.
3. That, in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.
4. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the contractor's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations.

If any such labor organization or representative fails or refuses to cooperate with the contractor in its efforts to comply with such act and rules and regulations, the contractor will promptly so notify the department and the contracting agency and will

recruit employees from other sources when necessary to fulfill its obligations thereunder.

5. That it will submit reports as required by the department's rules and regulations, furnish all relevant information as may from time to time be requested by the department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's rules and regulations.
6. That it will permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's rules and regulations.
7. That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the department in the event any subcontractor fails or refuses to comply therewith. In addition, the contractor will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

**SUBCONTRACTS**

Each public subcontractor shall in turn include the equal employment opportunity clause set forth within these rules and regulations in each of its subcontracts under which any portion of the contract obligations are undertaken or assumed, said inclusion to be either verbatim or by reference so that the provisions of the clause will be binding upon such subcontractors.

**CONTRACTS OR SUBCONTRACTS WITH RELIGIOUS ENTITIES**

The requirements of the equal employment clause set forth above with respect to non-discrimination because of religion shall not apply to a religious corporation, association, educational institution or society with respect to the employment of individuals of a particular religion for the carrying on by such corporation, association, educational institution or society of its activities.

**22. INSURANCE SPECIFICATIONS**

- A. The successful Bidder **shall not commence work** under the contract until he/she has obtained all insurance required herein and such insurance has been approved by the Village.
- B. The successful Bidder shall maintain limits no less than:

<u><b>TYPE OF INSURANCE</b></u>	<u><b>MINIMUM INSURANCE COVERAGE</b></u>	
<u><b>COMMERCIAL GENERAL LIABILITY</b></u>		
1. Comprehensive Form	<b>COMBINED SINGLE LIMIT PER OCCURRENCE FOR BODILY INJURY AND PROPERTY DAMAGE</b>	
2. Premises - Operations		<b>\$1,000,000</b>
3. Explosion & Collapse Hazard	<b>PERSONAL INJURY PER OCCURRENCE</b>	
4. Underground Hazard		<b>\$1,000,000</b>
5. Products/Completed Operations Hazard	<b>GENERAL AGGREGATE</b>	
6. Contractual Liability Coverage Included		<b>\$2,000,000</b>
7. Broad Form Property Damage - construction projects only.		
8. Independent contractors		
9. Personal Injury		

Business Automobile Liability **COMBINED SINGLE LIMIT PER OCCURRENCE**  
 Any Auto, Owned, Non-Owned **FOR BODILY INJURY AND PROPERTY DAMAGE**  
 Rented/Borrowed **\$1,000,000**

Worker's Compensation and Occupational Diseases

**STATUTORY LIMIT**

Employer's Liability Insurance per Occurrence

**\$1,000,000**

Coverage shall be at least as broad as (1) Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village named as additional insured on a form at least as broad as the attached sample endorsement including ISO Additional Insured Endorsement (Attachment 1); (2) if requested, Owners and Contractors Protective Liability policy with the Village named as insured; (3) Insurance Services Office Business Auto Liability form number CA 0001, Symbol 01 "Any Auto"; and (4) Workers Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance. Contractor's insurance coverage shall be primary as respects the Village, its officials, agents, employees and volunteers. Any insurance or self-insurance maintained by the Village, its officials, agents, employees and volunteers shall be excess of Contractor's insurance and shall not contribute with it.

- C. In the event of accidents of any kind, the successful Bidder shall furnish the Village with copies of all reports of such accidents at the same time that the reports are forwarded to any other interested parties.
- D. Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respects the Village, its officials, agents, employees, and volunteers; or the successful Bidder shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

**23. INSURANCE POLICY(S) ENDORSEMENT**

*SHALL BE PROVIDED PRIOR TO THE COMMENCEMENT OF WORK.*

VILLAGE OF WOODRIDGE ("The Village")

Attention: **Purchasing**  
 Five Plaza Drive  
 Woodridge, Illinois 60517

**A. POLICY INFORMATION.**

- 1. Insurance Company \_\_\_\_\_
- 2. Policy Number \_\_\_\_\_
- 3. Policy Term: (From) \_\_\_\_\_ (To) \_\_\_\_\_
- 4. Endorsement Effective Date \_\_\_\_\_
- 5. Named Insured \_\_\_\_\_
- 6. Address of Named Insured \_\_\_\_\_

7. Limit of Liability Any One Occurrence/  
Aggregate \$ \_\_\_\_\_
8. Deductible or Self-Insured Retention (Nil unless otherwise specified)  
\$ \_\_\_\_\_

**B. VERIFICATION OF COVERAGE**

When required on Page 1 of these Specifications, the successful Bidder or Bidders shall, **within thirteen (13) calendar days** after acceptance of the bid by the Village, furnish the Village with certificates of insurance naming the Village, its officials, agents, employees and volunteers as additional insureds, and with original endorsements affecting coverage required. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf.

In the event that the successful Bidder(s) fails to furnish the insurance coverage within thirteen (13) calendar days after acceptance of the bid by the Village, then the bid deposit of the successful Bidder shall be retained by the Village as liquidated damages and not as a penalty, it being agreed by the successful Bidder that said sum is a fair estimate of the amount of damages that said Village will sustain due to the successful Bidder's failure to furnish said insurance.

The attached Additional Insured Endorsement (Exhibit A) shall be provided to the insurer for their use in providing coverage to the additional insured. Other additional insured endorsements may be utilized, if they provide a scope of coverage at least as broad as the coverage stated on the attached endorsement (Exhibit A). The Village reserves the right to request full certified copies of the insurance policies and endorsements.

**C. POLICY AMENDMENTS.**

Each policy shall contain, or be endorsed to contain, the following provisions:

**1. INSURED.**

(COMMERCIAL GENERAL LIABILITY AND BUSINESS AUTOMOBILE LIABILITY)

The Village, its officials, agents, employees, and volunteers are to be included as additional insureds with regard to liability and defense of claims arising from: (a) activities performed by or on behalf of the successful Bidder, (b) products and completed operations of the successful Bidder, (c) premises owned, leased or used by the successful Bidder, and (d) automobiles owned, leased, hired or borrowed by the successful Bidder. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officials, agents, employees, and volunteers.

**CONTRIBUTION NOT REQUIRED.**

(COMMERCIAL GENERAL LIABILITY AND BUSINESS AUTOMOBILE LIABILITY)

The insurance afforded by the policy shall be primary insurance as respects the Village, its officials, agents, employees, and volunteers; or stand in an unbroken chain of coverage excess of the successful Bidder's scheduled underlying primary coverage. In either event, any other insurance or self-insurance maintained by the Village, its

officials, agents, employees, and volunteers shall be excess of this insurance and shall not contribute with it.

**2. SEVERABILITY OF INTEREST.**

(COMMERCIAL GENERAL LIABILITY AND BUSINESS AUTOMOBILE LIABILITY)

The insurance afforded by the policy applies separately to each insured who is seeking coverage or against whom a claim is made or a suit is brought, except with respect to the Company's limit of liability.

**3. SUBCONTRACTORS.**

(ALL COVERAGES)

The successful Bidder shall include all subcontractors as insured under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated in these General Conditions.

**4. PROVISIONS REGARDING THE INSURED'S DUTIES AFTER ACCIDENT OR LOSS.**

(COMMERCIAL GENERAL LIABILITY AND BUSINESS AUTOMOBILE LIABILITY)

Any failure to comply with reporting provisions of the policy shall not affect coverage provided to the Village, its officials, agents, employees, and volunteers.

**5. CANCELLATION NOTICE.**

(ALL COVERAGES)

The Village of Woodridge shall be endorsed on insurance policies as Cancellation Notice Recipient.

**6. SUBROGATION.**

(WORKERS COMPENSATION AND EMPLOYERS' LIABILITY)

The insurer shall agree to waive all rights of subrogation against the Village, its officials, agents, employees, and volunteers for losses arising from work performed by the successful Bidder for the Village.

**7. ACCEPTABILITY OF INSURERS.**

(ALL COVERAGES)

Insurance is to be placed with insurers with a Best's rating of no less than A-VII and licensed to do business in the State of Illinois.

**8. ASSUMPTION OF LIABILITY.**

(ALL COVERAGES)

The successful Bidder assumes liability for all injury to or death of any person or persons including employees of the successful Bidder, any subcontractor, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in anyway arising out of any work performed pursuant to the contract.

**D. SIGNATURE OF INSURER OR AUTHORIZED REPRESENTATIVE OF THE INSURER.**

I, \_\_\_\_\_ (print/type name), warrant, and by my signature hereon do so certify, that the required coverage is in place.

Signature of: \_\_\_\_\_ Authorized Representative (Original signature required on endorsement furnished to the Village).

Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

**24. INDEMNITY HOLD HARMLESS PROVISION**

To the fullest extent permitted by law, the successful Bidder hereby agrees to defend, indemnify and hold harmless the Village, its officials, agents, employees, and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, costs and expenses, which may in anywise accrue against the Village, its officials, agents, employees, and volunteers; arising in whole or in part or in consequence of the performance of the work by the successful Bidder, its employees, or subcontractors, or which may in anywise result therefore, except that arising out of the sole legal cause of the Village, its officials, agents, employees, and volunteers, and the successful Bidder shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village, its officials, agents, employees, and volunteers, in any such action, the successful Bidder shall, at its own expense, satisfy and discharge same.

The successful Bidder expressly understands and agrees that any performance bond or insurance policies required by the contract, or otherwise provided by the successful Bidder, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officials, agents, employees, and volunteers, as herein provided.

The successful Bidder further agrees that to the extent that money is due the successful Bidder by virtue of the contract, an amount of said money as shall be considered necessary in the judgment of the Village, may be retained by the Village to protect itself against said loss until such claims, suits, or judgments shall have been settled or discharged and/or evidence to that effect shall have been furnished to the satisfaction of the Village.

**25. COMPLIANCE WITH FREEDOM OF INFORMATION ACT**

The Village is required by law to comply with the provisions of the Freedom of Information Act, 5 ILCS 140/1 et seq., as amended from time to time (“Act”). The Act requires the Village to provide, if requested to do so by any person, copies of documents that may be in your possession and related to this contract. As a condition of this contract, Contractor agrees to and shall provide to the Village, copies of any and all such documents when directed to do so by the Village. All such documents shall be delivered to the Village Clerk’s Office NO LATER THAN five (5) working days after the date of the Village’s direction to provide such documents. Failure of the Contractor to provide documents within said five (5) working days as provided above shall result in the assessment of any and all penalties, damages, and/or costs incurred by the Village to the Contractor which shall be paid immediately by the Contractor upon demand of the same by the Village.

Name of Insurer: \_\_\_\_\_

Name of Insured: \_\_\_\_\_

Policy Number: \_\_\_\_\_

Policy Period: \_\_\_\_\_

Endorsement Effective Date: \_\_\_\_\_

This endorsement modifies coverage provided under the following:

**Commercial General Liability Coverage Part**

Name of Individuals or Organization:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WHO IS AN INSURED section of the policy / coverage document is amended to include as an insured, the individuals or organization shown above, but only with respect to liability “arising out of your work”.

For purposes of this endorsement, “arising out of your work” shall mean:

1. Liability the Additional Insured may incur resulting from the actions of a contractor it hires.
2. Liability the Additional Insured may incur for negligence in the supervision of the Named Insured Contractors work.
3. Liability the Additional Insured may incur for failure to maintain safe worksite conditions.
4. Liability the Additional Insured may incur due to joint negligence of the Named Insured Contractor and the Additional Insured.

**CONTRACTOR'S CERTIFICATION - BID PROPOSAL**

\_\_\_\_\_, as part of its bid on a  
(Name of Contractor)

contract for \_\_\_\_\_ to The Village of Woodridge, Illinois, hereby certifies that said contractor is not barred from bidding on the aforementioned contract as a result of a violation of either 720 ILCS 5/33E-3 or 5/33E-4.

By: \_\_\_\_\_  
Authorized Agent of Contractor

SUBSCRIBED AND SWORN BEFORE ME

This \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_\_.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
\_\_\_\_\_  
NOTARY PUBLIC

**CONTRACT – Page One of Two**

1. This agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between the Village of Woodridge, acting by and through its Mayor and Board of Trustees and \_\_\_\_\_.
2. That for and in consideration of the payments and agreements mentioned in the Specifications and Contract Document attached hereto, \_\_\_\_\_ agrees with the Village of Woodridge at his/her own proper cost and expense to furnish the equipment, material, labor, supplies and/or services as provided therein in full compliance with all of the terms of such specifications and contract documents attached hereto.
3. It is understood and agreed that the specifications and contract documents hereto attached, prepared by the Village of Woodridge, are all essential documents of this contract and are a part hereof.
4. In witness whereof, the said parties have executed these presents on the date above mentioned.

**(Village Seal)**

**VILLAGE OF WOODRIDGE**

Attest:

By: \_\_\_\_\_  
Village Clerk

By: \_\_\_\_\_  
Village Administrator

**IF A CORPORATION**

**(Corporate Seal)**

**CORPORATE NAME**

Attest: \_\_\_\_\_

By: \_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
President

**SUBSCRIBED AND SWORN BEFORE ME**

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**IF A PARTNERSHIP**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (Seal)

PARTNERS DOING BUSINESS UNDER THE NAME OF

\_\_\_\_\_

**SUBSCRIBED AND SWORN BEFORE ME**

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**IF AN INDIVIDUAL**

\_\_\_\_\_ (Seal)

**SUBSCRIBED AND SWORN BEFORE ME**

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**VILLAGE OF WOODRIDGE**

**Phase I Demolition of One retail Strip center and one office Building Formerly Janes Plaza  
SPECIFICATIONS**

The undersigned ("Contractor") agrees to furnish to the Village of Woodridge, an Illinois municipal corporation, hereinafter referred to as the "Village", **PHASE I DEMOLITION OF ONE RETAIL STRIP CENTER AND ONE OFFICE BUILDING FORMERLY JANES PLAZA** conforming to the terms and conditions set forth herein.

**I. GENERAL TERMS AND CONDITIONS**

**A. EXAMINATION OF SITE**

Bidders shall inform themselves of all the conditions under which the work is to be performed concerning the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed under this contract.

The Contractor to whom a contract is awarded will not be allowed any extra compensation by reason of any such matters of things concerning which the Contractor did not inform himself prior to bidding. The successful Contractor must employ, so far as reasonably possible as determined by the Village, such methods and means in the carrying out of his work as will not cause any interruption or interference with any other contractor.

**B. MEETING BEFORE WORK BEGINS**

It is mandatory that the Contractor meets with the Building Commissioner or his designee(s) prior to the start of work in order to review the contract specifications, designate the appropriate project contacts, and the manner in which work will be proceeding, among other items. In the event that any of the Contractor's employees is deemed by the Village, in the Village's sole discretion, to be unfit or unsuitable to perform the services under this Agreement as a result of intoxication, drug use, by virtue of abusive or obnoxious behavior, by poor quality of work, poor demeanor, or other similar reasons, then upon formal written request of the Village, the Contractor shall remove such employee from work within the Village and furnish a suitable and competent replacement employee.

**C. DAMAGE TO PUBLIC OR PRIVATE PROPERTY**

Any damage of public or private property caused by the Contractor's operations shall be resolved with the property owner within ten (10) days after damage occurs to the satisfaction of the Village. The Contractor shall inform the Village of any damage caused by the Contractor's operation on the day such damage occurs. Should the damage not be rectified within the time frame agreed upon or to the satisfaction of the Village, the Village reserves the right to repair or replace that which was damaged or assess the Contractor such cost as may be reasonable and related to damaged caused by the Contractor, and deduct these costs from any payment due the Contractor.

**D. BASIS OF PAYMENT**

The Contractor shall be paid for the work described herein. Partial payment shall be made to the Contractor as work progresses but, in no case, shall payment be made on work not completed to the satisfaction of the Village and in accordance with these specifications. Final Payment will be made once all work has been completed and accepted by the village.

**E. STARTING AND COMPLETION REQUIREMENTS**

Work shall begin on or about August 1, 2014, or at a time mutually agreed upon by the Contractor and the Village inspector. All work shall be completed prior to September 1, 2014.

**F. WORKING HOURS**

Allowed construction hours within the Village are from 7:00 a.m. till 9:00 p.m. Monday through Saturday and from 9:00 a.m. till 7:00 p.m. on Sunday. All work done by the contractor shall be completed within these hours.

**G. PREVAILING WAGES**

In accordance with the law and the provisions of 820ILCS 130/0.01 et seq., entitled "an Act regulating wages of laborers, mechanics, and other workers employed in any public works by the state, county, city or any public body or any political subdivision or by anyone under contract for public works", not less than the prevailing rate of wages shall be paid to all laborers, workmen and mechanics performing work under this contract. Prospective Bidders shall thoroughly familiarize themselves with the provisions of the above mentioned act and shall prepare any and all bids in strict compliance therewith and shall maintain compliance with the same throughout the term of the project including submitting all required documentation to the Village. Copies of the prevailing rate of wages for this Village are on file in the office of the Village Clerk of the Village of Woodridge or by referring to wage rates, please refer to the Illinois Department of Labor's website at:

<http://www.state.il.us/agency/idol/rates/rates.HTM>. The successful bidder shall be responsible for monitoring the current prevailing wage and adjusting their rates accordingly. All contractors' bonds shall include a provision as will guarantee the faithful performance of each prevailing wage clause as provided by this bid specification or contract.

**H. TRESPASS ON LAND**

The Contractor shall confine his operations and storage of materials and equipment to the job site public right-of-way or easements. The Contractor shall exercise extreme caution so as not to trespass upon property of third parties not involved in the contract. In the event that the Contractor is to enter upon the property of third parties in the execution of the work he shall obtain written permission prior to doing so and submit evidence of said written permission to the Village.

**I. COSTS**

The undersigned hereby affirms and states that the prices quoted herein constitute the total cost to the Village for all work involved in the respective items. This cost also includes all proposal preparation costs, insurance, royalties, transportation charges, use of all tools and equipment, superintendent, overhead expense, inspection costs, all profits and all other work services and conditions necessarily involved in the work to be done in accordance with the requirements of the contract documents considered severally and collectively.

**J. ADDITIONAL INFORMATION**

Each bidder shall be asked to provide the following data with the bid:

A statement of the items or equipment that the bidder proposes to use on the project and a statement noting which of these items of equipment the bidder owns. A separate statement is needed for those items the contractor does not own but will be able to rent or otherwise have access to use.

At least four (4) references who can attest to the bidder's ability to fulfill this contract\_including at least one (1) municipal, governmental, or institutional reference. Include names, addresses and phone numbers.

At least one (1) reference that can attest to the bidder's previous satisfactory performance of a municipal or other governmental contract that is comparable in size to this project.

Any bidder may be required by the Village to submit additional data in support of the bidder's claim to be competent to carry out the terms and provisions of the contract.

**K. PENALTY FOR NON-COMPLETION**

Time is of the essence to the contract. Should the Contractor fail to complete the work within the working days stipulated in the contract or on or before the completion date stipulated in the contract or within such extended time as may have been allowed, the Contractor shall be liable and shall pay the Village two hundred fifty dollars (\$250.00) per calendar day not as a penalty but as liquidated damages, for each day of overrun in the contract time or such

extended time as may have been allowed. The liquidated damages for failure to complete the contract on time are approximate, due to the impracticality of calculating and proving actual delay costs. This penalty established is to cover the cost of delay to account for administration, engineering, inspection, and supervision during periods of extended and delayed performance. The costs of delay represented by this schedule are understood to be a fair and reasonable estimate borne by the Village during extended and delayed performance by the Contractor of the work, remaining incidental work, correction of work improperly completed, or repair of work damaged as a result of the Contractor. The liquidated damage amount specified will accrue and be assessed until final completion of the total physical work of the contract even though the work may be substantially complete. The Village will deduct these liquidated damages from any monies due or to become due to the Contractor from the Village.

The other provisions of the Contract have been established to allow for the efficient completion of this project, without creating additional burden or hardship on Village residents or additional administration and/or operating expenses for the Village. The failure to adhere to the specifications of the contract, including but not limited to the following examples, shall result in the assessment of liquidated damages of one hundred dollars (\$100.00) per incident per day. Some examples include:

- a) failure to start work on the specified date and time without notification and approval for a change from the Village;
- b) failing to show up for scheduled work without notification to the Village;
- c) starting operations before the allowed time without permission from the Village;

## **II. Demolition Specifications**

### **A. DEMOLITION**

The work shall consist of the demolition of Two buildings including all preparation work, JULIE locating, removal and disposal of all materials and debris, and all safety materials and planning required for the complete demolition of said buildings and buildings site. This work shall include, but not be limited to, the demolition of one (1) retail strip center single story building of approximately 11,000 square feet and one (1) office building single story approximately 5,600 square feet. The buildings are constructed of masonry walls and steel roof framing and decking. Addresses of buildings 8203 through 8221 Janes Avenue, strip center and 8263 Janes Avenue, office building. The removal shall also include the following:

Off-site removal of all demolition debris on-site, including all miscellaneous materials located inside the structures.

All masonry, steel and all other building material on-site associated with the commercial building, shall be removed in its entirety.

All fees associated with the removal and disposal of the demolition debris shall be included in said proposal.

The complete fencing off of the entire site for security purposes during all phases of the demolition activity on-site. Said fence shall be placed at the direction of the Building Commissioner.

All parking lot, foundation and building slab shall remain in place and not be removed.

Contractor shall cut off and grind flush with the slab any water piping, rebar, electrical conduit and any other objects protruding from the building slab.

The site has sub surface contamination that that will be addressed under separate contract.

See the attached site plan with keyed notes for additional information (shown on pages 22 through 24)

### **B. DISCONTINUANCE OF WORK / PROTECTION OF THE PUBLIC**

Any practice of obviously hazardous activity as determined by the Building Commissioner or his designee shall be immediately discontinued by the Contractor upon receipt of either written or verbal notice from a

representative of the Village to discontinue such practice. Continued practice of hazardous activity is grounds for termination of contract. Any and all applicable penalties will be imposed to the fullest extent of the law.

If in the opinion of the Village a hazardous condition exists and the Contractor fails to correct the condition, or to protect the public, the Village may order the necessary precautions to safeguard the public, the cost of which will be deducted from payments due the bidder.

**C. PERSONNEL AND EQUIPMENT**

The Contractor shall supply all material, equipment and personnel necessary to complete the work specified.

**D. WORK CREW SUPERVISION**

The Contractor shall provide qualified supervision of each crew at all times while working under this contract. Each supervisor shall be fluent in English and be authorized by the Contractor to accept and act upon all directives issued by the Building Commissioner or his designee and the supervisor(s) shall be available twenty-four (24) hours a day. The Village and Contractor representatives for this project will meet on a regular basis as designated by the Village representative, in order to discuss the completed work, among other items. The regular daily summary of completed work shall not be the Village's final inspection of the completed work. Final inspections shall be completed separately by the Village.

**E. SAFETY STANDARDS**

All equipment to be used and all work to be performed must be in full compliance with the most current revision of the American National Standards Institute Standard Z-133.1.

**VILLAGE OF WOODRIDGE**

Phase I Demolition of One retail Strip center and one office Building Formerly Janes Plaza

**BID PROPOSAL**

The undersigned "Contractor" offers to provide to the Village of Woodridge, an Illinois Municipal Corporation, Phase I Demolition of One retail Strip center and one office Building Formerly Janes Plaza conforming to the specifications attached hereto, with such exceptions or modifications as herewith set forth, and in accordance with the terms and conditions herein specified.

**Proposal Cost for Project:**

Demolition of two buildings, one strip center and one office building including all preparation work, JULIE locating, removal and disposal of all materials and debris, and all safety materials and planning required for the complete demolition and restoration of said buildings and buildings site in accordance with all terms and requirements stated herein:

A. Building #1 (8203 Janes Avenue through 8221 Janes Avenue) \$ \_\_\_\_\_

B. Building #2 (8263 Janes Avenue) \$ \_\_\_\_\_

Total Proposal Cost (A & B): \$ \_\_\_\_\_

Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Subscribed and sworn before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES:

\_\_\_\_\_

\_\_\_\_\_

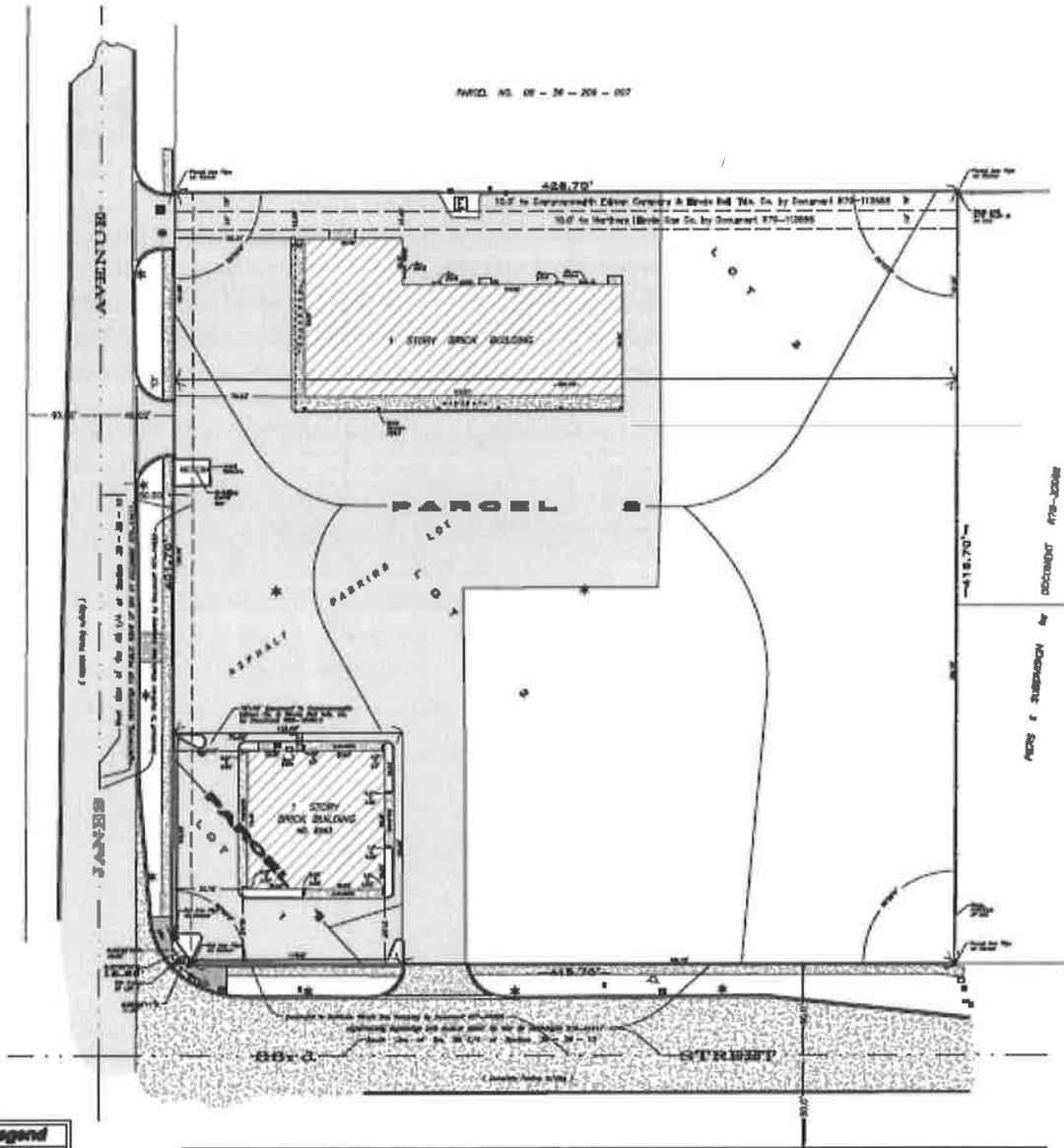
NOTARY PUBLIC

# ALTA / ACSM LAND TITLE SURVEY

**PARCEL 1:** LOT 1 SUBJECT THAT PART BEGINNING AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, SPURVEY TRACT ON AN ASSHAY BEARING OF NORTH 10° 30' 00" WEST TO POINT OF BEGINNING EAST ALONG WEST LINE OF SAID LOT 1, A DISTANCE OF 100.00 FEET; THENCE SOUTH 90° 00' 00" WEST AS BEING IN SECOND EASEL, 100.00 FEET TO THE SOUTH LINE OF LOT 1; THENCE SOUTH 89° 00' 00" WEST AS BEING IN SECOND EASEL, 100.00 FEET TO THE SOUTH LINE OF LOT 1, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING IN SPURVEY TRACT; THENCE BEING A SUBDIVISION OF THE SOUTH 90° 00' 00" WEST OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 WEST, OF THE 1000 ORIGINAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1979 AS DOCUMENT 875-81813, IN DEFAUC COUNTY, ILLINOIS.

**PARCEL 2:** LOTS 2 AND 3 IN SPURVEY TRACT BEING A SUBDIVISION OF THE SOUTH 90° 00' 00" WEST OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 10 WEST, OF THE 1000 ORIGINAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1979 AS DOCUMENT 875-81813, IN DEFAUC COUNTY, ILLINOIS.

**PARCEL 3:** LOTS 20-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100



Symbols Legend	
[Symbol]	Sanitary Sewer Markers
[Symbol]	Storm Sewer Markers
[Symbol]	Catch Basin
[Symbol]	Curb Walk
[Symbol]	Fire Hydrant
[Symbol]	Water Valve in Wall
[Symbol]	Water Valve
[Symbol]	2-Box
[Symbol]	Tap
[Symbol]	Street Sign
[Symbol]	Gas Valve
[Symbol]	Landscape Light / Post
[Symbol]	Light Pole
[Symbol]	Bank's Topographer
[Symbol]	Utility Pole/Post
[Symbol]	Telephone Markers
[Symbol]	Electric Markers
[Symbol]	Traffic Signal Pole
[Symbol]	Pole Anchor
[Symbol]	Utility Pole w/ Overhead Wire Cleared
[Symbol]	Storm Sewer
[Symbol]	Sanitary Sewer
[Symbol]	Water Main
[Symbol]	Gas
[Symbol]	Underground Cable Line
[Symbol]	Underground Telephone Gix
[Symbol]	Underground Cable Television
[Symbol]	Underground Fiber Optic Line
[Symbol]	Fire Hydrant

STATE OF ILLINOIS  
COUNTY OF DEFAUC

TO: VILLAGE OF WOODBRIDGE  
177,700 S.F. = 4.03 ACRES

DATE OF PLAT: \_\_\_\_\_

BY: MICHAEL L. KIRBY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 33-420  
LICENSE EXPIRES NOVEMBER 30, 2014



**TABLE "A" ITEMS**

1. SEE PLAT FOR PROPERTY WITH ANY ONLY  
RECORDED PROPERTY IS LOCATED IN  
DEFAUC COUNTY, ILLINOIS, AND  
DEFAUC COUNTY RECORDS 18, 2004

2. PROPERTY BOUNDING CORNERS  
177,700 S.F. = 4.03 ACRES

3. EXCEPT SURVEYORS OF ALL RECORDS  
ARE SHOWN ON THE SURVEY DRAWING

**NOTE:**  
DEFACED TITLE INSURANCE COMPANY  
CONTRACT NO. 10000000000000000000  
EXPIRES JULY 31, 2015  
SEE LIST IN PROVISIONS OF THE SURVEY

**TITLE COMMITMENT SCHEDULE "B" ITEMS**

1. 17. EASEMENT GRANTED TO CHICAGO CITY OF  
E. EASEMENT GRANTED TO CHICAGO CITY OF  
DOCUMENT 888-10000000000000000000

2. 18. EASEMENT GRANTED TO CHICAGO CITY OF  
BY DOCUMENT 777-10000000000000000000

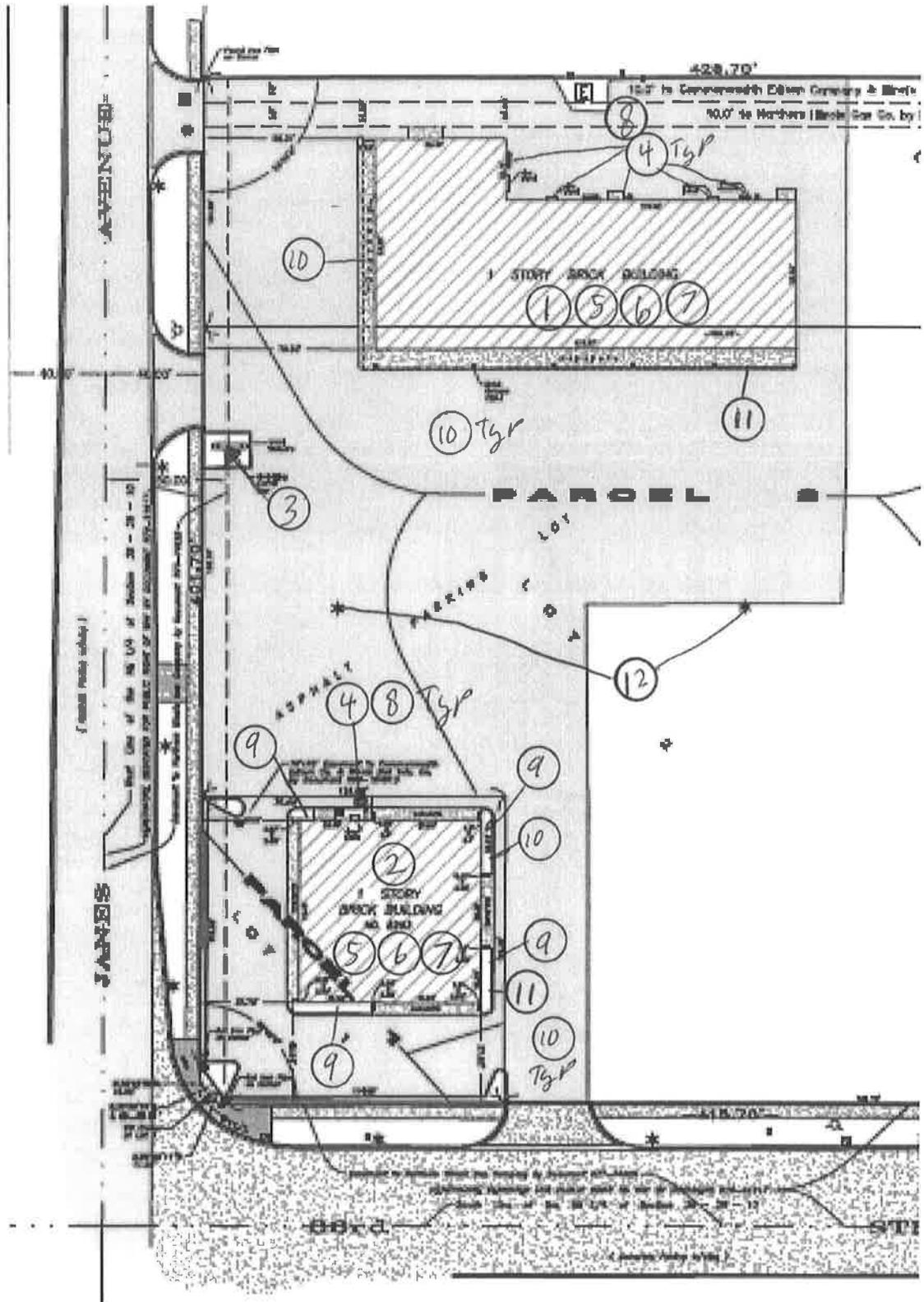
3. 19. EASEMENT GRANTED TO CHICAGO CITY OF  
EASEMENT GRANTED TO CHICAGO CITY OF  
BY DOCUMENT 888-10000000000000000000

Prepared for: VILLAGE OF WOODBRIDGE

K	By	_____	Date	_____
	By	_____	Date	_____

GRAPHIC SCALE  
(in feet)  
1" = 50' - 0"

**KIRBY LAND SURVEYING, LLC**  
PROFESSIONAL LAND SURVEYORS  
P.O. BOX 1000 • P.O. BOX 1000  
SURVEYING • CONSULTING • CONSTRUCTION LAYOUT  
Phone: 618-242-1000 • Fax: 618-242-1001 • Website: www.kirbyland.com



## Keyed Notes

- ① Approximately 11,000 square foot masonry and steel roof framed single story strip center building to be demolished, including all debris created during the demolition. Foundation and floor slab to remain in place. All protruding rebar, conduit, water piping and etc. shall be cut / ground off flush with slab.
- ② Approximately 5,600 square foot masonry and steel roof framed single story office building to be demolished, including all debris created during the demolition. Foundation and floor slab to remain in place. All protruding rebar, conduit, water piping and etc. shall be cut / ground off flush with slab.
- ③ Remove shopping center sign complete including all footings for sign
- ④ Coordinate with ComEd to have the electric service from both buildings disconnected.
- ⑤ Remove all asbestos identified in the attached report, prior to demolition and dispose of as required by law.
- ⑥ Gas service has already been disconnected from buildings.
- ⑦ Water service has already been disconnected from buildings.
- ⑧ Coordinate and have utility service disconnected from buildings (AT&T, Comcast)
- ⑨ Remove Landscaping around office building typical of tree sides of building.
- ⑩ Parking lot and building slabs to remain in place.
- ⑪ Fence buildings during demolition.
- ⑫ Remove light poles and foundations complete. Typical of 2.



**REFERENCE LIST**

(please make additional copies of this sheet if needed)

**Village/City:** \_\_\_\_\_

**Contact:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Type & Date of Work:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Village/City:** \_\_\_\_\_

**Contact:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Type & Date of Work:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Village/City:** \_\_\_\_\_

**Contact:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Type & Date of Work:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Village/City:** \_\_\_\_\_

**Contact:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Type & Date of Work:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The undersigned ("Contractor") agrees to furnish to the Village of Woodridge, an Illinois municipal corporation, hereinafter referred to as the "Village", **Phase I Demolition of One retail Strip center and one office Building Formerly Janes Plaza** conforming to the terms and conditions set forth herein.

## Attachment 1 Asbestos Survey Report



949 Kings Lane  
Glenview, Illinois 60025  
847.657.9080 Phone  
847.657.9660 Fax

**Strip Mall/Office Building  
8203-8263 Janes Avenue  
NEC of Janes and 83rd Street  
Woodridge, Illinois**

***INVESTIGATION FOR ASBESTOS CONTAINING MATERIALS***



**PROJECT NO.: 14-106**

**Prepared for:**  
Mr. Eric Alwin  
Village of Woodridge  
5 Plaza Drive  
Woodridge, Illinois 60517-5014

**Prepared by:**  
GreenSeal, Inc.  
949 Kings Lane  
Glenview, Illinois 60025

***March 19, 2014***

Strip Mall/Office Building  
8203-8263 Janes Avenue  
NEC of Janes and 83rd Street  
Woodridge, Illinois

**Investigation for Asbestos Containing Materials**

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**Appendix A: Inspector license(s)**

**Appendix B: Asbestos laboratory report**



949 Kings Lane  
Glenview, Illinois 60025  
847.657.9080 Phone  
847.657.9660 Fax

## 1.0 EXECUTIVE SUMMARY

A NESHAP asbestos assessment of the facility at the retail and office buildings identified as 8203-8263 Janes Avenue at the northeast corner of Janes Avenue and 83<sup>rd</sup> Street, Woodridge, Illinois was performed on March 7, 2014. The assessment was performed to evaluate the presence, if any, of asbestos containing materials (ACM) in building components.

The asbestos assessment provides a comprehensive inventory of suspect asbestos materials located within accessible areas. Laboratory analysis of samples from these materials verifies the presence, or absence, of asbestos in these materials according to 40 CFR 61 Subpart M (NESHAP for asbestos) regulations. This assessment was conducted in accordance with Illinois law as it pertains to building demolition and renovation inspections.

Suspect materials found during the assessment include, but are not limited to:

- 2' X 4' Ceiling tiles of assorted types
- 2' X 2' Ceiling tiles of assorted types
- Assorted 12" x 12" floor tile and associated mastics
- Carpet mastics
- Wallboard system components
- Assorted vinyl sheet flooring products (linoleum)
- Construction mastic for Fiberglass reinforced panels (FRP)
- Assorted vinyl cove baseboard and associated mastics
- Textured paint
- Roofing materials (sampling limited)

Field sampling was performed in general accordance with recognized industry standards.

Results of the assessment indicate the following:

- Asbestos WAS identified within some vinyl sheet flooring products
- Asbestos WAS identified within some floor tile mastics
- Asbestos WAS identified within 8263 gray roofing mastic
- Asbestos WAS NOT observed or found within the remaining sampled materials identified within accessible areas of the facility

According to the USEPA, Regulated Asbestos Containing Materials (ACM) are those materials found to contain greater than 1% asbestos (>1% asbestos) by Polarized Light Microscopy.

## 2.0 ASBESTOS REPORT BACKGROUND

GreenSeal, Inc. performed this assessment to determine the location of asbestos containing materials (ACM).

The assessment was undertaken to provide objective data necessary to determine the impact of asbestos materials on the planned demolition of the site buildings. It was the intent of the assessment to provide:

- Definition of the asbestos content of the suspect asbestos containing materials within the planned work areas.

This report has been divided into six sections. The remaining sections include:

- The Methods section provides background information on this project, on the personnel that conducted the assessment, and on the protocols employed.
- The Asbestos Assessment Results section presents the data from the bulk sampling in a spreadsheet format. Laboratory methods and sample analysis results are also presented in this section
- The Assessment Conclusions section interprets the sampling results and addresses special considerations that may be present.

### **3.0 ASBESTOS METHODS**

Ms. Donna Christides and Mr. Mark Brumwell performed the field portion of the assessment on March 7, 2014. The assessment included the performance of hygienic demolition sampling and material evaluation. Sampling involved the safe collection and handling of bulk samples, and the definition of suspect material's location, type, and condition.

Ms. Donna Christides and Mr. Mark Brumwell are E.P.A certified and IDPH licensed Asbestos Building Inspectors (Illinois Department of Public Health License numbers 100-07812 and 100-6717, respectively).

Mr. Eric Alwin accompanied GreenSeal during the site visit. Mr. Alwin had no information concerning ACM or asbestos abatement on the site.

#### ***3.1 ASSESSMENT PROTOCOL***

At all times during the performance of the assessment, safety was a priority. Due to the emphasis on safety, there were no injuries, there was no building contamination, and there were no asbestos exposures to either GreenSeal, Inc. personnel or building tenants.

Samples were collected according to protocol detailed by 40 CFR 763.86 using EPA approved methods specifically designed for sample collection. Samples were taken by inserting an individual aluminum-coring sleeve or tool into the suspect material while simultaneously applying amended water. Samples were immediately placed in pre-numbered sample vials and/or zip-loc baggies. To prevent accidental exposure, sample containers are made of a durable plastic designed to provide an airtight seal.

A group number, or multi-sample number, was assigned to each homogenous material. This number serves as a prefix to identify materials of similar composition, texture, color, and date of installation. The multi-sample number designates a specific material (i.e. resilient floor covering), and serves to identify the material that composes a homogenous material.

To ensure each sample's integrity, the samples were hand delivered directly to the laboratory by Mr. Brumwell. Signed and dated Chain-of-Custody documents are included with the laboratory results to document this undisturbed exchange. To prevent laboratory bias, only a roster listing the multi-sample numbers and the associated sample numbers were provided to the laboratory.

Suspected asbestos samples were analyzed as required by the EPA in Test Method document "US EPA 600/M4 82 020" & "US EPA 600/R-93/116". This method is commonly known as Polarized Light Microscopy (PLM). According to the USEPA, Regulated Asbestos Containing Materials (ACM) are those materials found to contain greater than 1% asbestos (>1% asbestos) by PLM.

Due to limitations inherent to the PLM analytical method we recommend the analysis of representative floor tile and adhesive samples via TEM (Transmission Electron Microscopy). Transmission Electron Microscopy is a more definitive analytical method and is recommended by the EPA and Illinois Department of Health for analysis of these types of samples.

The scope of the assessment was to sample safely accessible suspect components within the anticipated work areas. GreenSeal personnel made reasonable efforts to sample those suspect materials that could be safely accessed and sampled; however, it should be understood that it may be impossible to find all asbestos containing materials.

“Suspect Material” is broadly defined to mean those building materials which commonly contain asbestos, or which are thought to contain asbestos.

“Suspect Material” includes, but is not limited to:

- thermal insulation on ducts, pipes, valves, and fittings;
- insulation on boilers and tanks;
- architectural, thermal, and fireproofing applications on building structural components;
- vinyl floor tiles and floor tile mastic;
- drop-in ceiling panels and ceiling tiles;
- asbestos-cement (Transite) panels;
- firebricks and boiler mortar/refractory;
- miscellaneous suspect materials such as gaskets, vibration cloths, and plasters; and
- roofing asphalt and flashing materials (not included in scope).

### ***3.2 INDEPENDENT LABORATORY***

To ensure both quality and objectivity, an independent laboratory was used. The laboratory was:

EMSL  
2225 West Hubbard Street  
Chicago, Illinois 60612  
(773) 313-0099

EMSL, Inc. was chosen based upon accreditation:

- The lab employs trained microscopists.
- The lab is accredited by the American Industrial Hygiene Association (AIHA)
- The lab has successfully participated in the NVLAP (National Voluntary Laboratory Accreditation Program)

If there are any questions concerning the analytical results, please feel free to contact the laboratory directly.

## **4.0 ASBESTOS ASSESSMENT RESULTS**

This section provides the necessary information to clarify the magnitude of asbestos found in various materials throughout the buildings. There are two parts to this section:

- Spreadsheet
- Laboratory results

## **4.1 SPREADSHEET**

The Asbestos Assessment Spreadsheet for portions of the facility has been developed from information gathered on site by GreenSeal, Inc. personnel. It is formatted to allow for easy asbestos management by room usage/description.

Unless specifically noted, this spreadsheet does NOT include information regarding inaccessible areas and materials, which may or may not be present in those areas. Rooms, spaces, or areas not found on this spreadsheet were not available for inspection or not included in the scope of this inspection. Areas behind walls, above ceilings or beneath carpet or other floor coverings were not inspected unless stated in the table and those observations are limited to viewable areas without destruction of the floor, wall or ceiling coverings.

The Spreadsheet on the following pages is a summary of the materials found to contain asbestos. It contains several columns of important asbestos information. A brief explanation of each column follows:

**Floor/Area Number/Room:** Designates the specific Room number or area where suspect materials or samples were identified.

**Group-Sample Number:** The prefix represents the multi-sample number, which indicates the group of samples that identify a specific material. The suffix is a unique number assigned to the specific sample. "NS" indicates that the material was not sampled at this location or was not considered a suspect asbestos material.

**Material Description:** Brief description of the material.

**Location:** Specific information useful for determining material location.

**Asbestos Percent:** Percent asbestos found in material by volume. According to the EPA, asbestos containing materials contain greater than 1% asbestos. No Structures Detected (NSD) or None Detected (N.D.) indicates laboratory did not identify asbestos.

**Area Description/usage:** Contain bullet comments about the area or material including material condition.

Address or Site	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8263	G	1-101, 102, 103	YELLOW CARPET MASTIC	OFFICE FLOOR	ND		OFFICE
8263	G	2-104	WALLBOARD SYSTEM	OFFICE WALLS	ND		OFFICE
8263	G	3-105, 106, 107	2' X 4' CEILING TILE WITH FISSURES AND DOTS	OFFICE CEILING	ND		OFFICE
8263	G	4-108, 109, 110	BROWN BASEBOARD MASTIC (ONLY)	OFFICE	ND		OFFICE
8263	G	NS	CORRUGATED METAL ROOF DECKING	UNDERSIDE OF ROOF	NS		THROUGHOUT
8263	G	NS	FIBERGLASS HVAC DUCT	ABOVE CEILINGS THROUGHOUT	NS		THROUGHOUT
8263	G	5-111, 112, 113	GREY MARBLE PATTERN LINOLEUM	FOYER/ENTRANCE	ND		FOYER
8263	G	6-114, 115, 116	GREY WITH SQUARE/RECTANGLE PATTERN LINOLEUM	BATHROOM FLOOR	ND		BATHROOM
8263	G	7-117, 118, 119	4" CREAM BASEBOARD AND MASTIC	OFFICE	ND		OFFICE
8263	F	8-120, 121, 122	12" X 12" BEIGE FLOOR TILE	BATHROOM	ND		COMPUTER ROOM- BATHROOM
8263	F	9-123, 124, 125	4" BROWN BASEBOARD WITH BLACK MASTIC	BATHROOM	ND		COMPUTER ROOM- BATHROOM

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Address or Suite	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8263	F	2	WALLBOARD SYSTEM	WALLS	ND		COMPUTER ROOM
8263	F	1	YELLOW CARPET MASTIC	FLOORS	ND		COMPUTER ROOM
8263	F	3	2' X 4' CEILING TILE WITH FISSURES AND DOTS	CEILING	ND		COMPUTER ROOM
8263	D & E	10-126, 127, 128	WHITE BASEBOARD WITH CREAM MASTIC	THROUGHOUT	ND		SUITES D & E
8263	D & E	1	YELLOW CARPET MASTIC	FLOOR	ND		SUITES D & E
8263	D & E	2	WALLBOARD SYSTEM	WALLS	ND		SUITES D & E
8263	D & E	3	2' X 4' CEILING TILE WITH FISSURES AND DOTS	CEILING	ND		SUITES D & E
8263	D & E	11-129, 130, 131	12" X 12" GREY/GREEN WITH WHITE AND BLACK STREAKS	BATHROOM(S) FLOOR	ND		SUITES D & E
8263	D & E	11 M	BLACK FLOOR TILE MASTIC WITH GROUP II	BATHROOM(S) FLOOR	2% CHRYSOTILE (MASTIC ONLY)	40SF	SUITES D & E
8263	D & E	12-132, 133, 134	4" BLACK BASEBOARD WITH YELLOW MASTIC	BATHROOM	ND		SUITES D & E
8263	C	1	YELLOW CARPET MASTIC	FLOOR	ND		SUITE C
8263	C	2	WALLBOARD SYSTEM	WALLS	ND		SUITE C

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Address or Suite	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8263	C	3	2' X 4' CEILING TILE WITH FISSURES AND DOTS	CEILING	ND		SUITE C
8263	C	13-135, 136, 137	12" X 12" WHITE FLOOR TILE WITH GRAY AND BLUE STREAK (BROWN MASTIC)	FLOOR	2% CHRYSOTILE (TILE ONLY)	10 SF	SUITE C
8263	C	2-138	WALLBOARD SYSTEM	WALLS	ND		SUITE C
8263	C	12	4" BLACK BASEBOARD WITH YELLOW MASTIC	BATHROOM	ND		SUITE C
8263	C	9M	BLACK BASEBOARD MASTIC ONLY	BATHROOM	ND		SUITE C
8263	B	1	YELLOW CARPET MASTIC	FLOOR	ND		SUITE B
8263	B	2	WALLBOARD SYSTEM	WALLS	ND		SUITE B
8263	B	3	2' X 4' CEILING TILE WITH FISSURES AND DOTS	CEILING	ND		SUITE D
8263	B	12	4" BLACK BASEBOARD WITH YELLOW MASTIC	BATHROOM	ND		SUITE B
8263	B	14-139, 140, 141	12" X 12" GREY MARBLE/FLECK FLOOR TILE AND TAN MASTIC	BATHROOM	ND		SUITE B
8263	B	15-142, 143, 144	2' X 4' CEILING TILE WITH DOTS	THROUGHOUT	ND		SUITE B

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Address or Suite	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8263	A	16-145, 146, 147	4" GREY BASEBOARD WITH GRAY MASTIC	THROUGHOUT	ND		SUITE A
8263	A	1	YELLOW CARPET MASTIC	FLOOR	ND		SUITE A
8263	A	2	WALLBOARD SYSTEM	WALLS	ND		SUITE A
8263	A	3	2' X 4' CEILING TILE WITH FISSURES AND DOTS	CEILING	ND		SUITE A
8263	A	11	12" X 12" GREY/GREEN WITH WHITE AND BLACK STREAKS WITH BLACK MASTIC	BATHROOM FLOOR	2% CHRYSOTILE (MASTIC ONLY)	20 SF	SUITE A
8263	A	17-148, 149, 150	TEXTURED PAINT	REAR OFFICE (EAST)	ND		SUITE A
8263	I & J	1	YELLOW CARPET MASTIC	FLOOR	ND		SUITE I & J
8263	I & J	2	WALLBOARD SYSTEM	WALLS	ND		SUITE I & J
8263	I & J	3	2' X 4' CEILING TILE WITH FISSURES AND DOTS	CEILING	ND		SUITE I & J
8263	I & J	18-151, 152, 153	12" X 12" FLOOR TILE WITH BLACK MASTIC	FLOORS	4% CHRYSOTILE (BLACK MASTIC ONLY)	1,140 SF	SUITE I & J
8263	J	2-223	WALLBOARD SYSTEM	WALLS	ND		SUITE J

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Address or Suite	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8263	II	1	YELLOW CARPET MASTIC	FLOOR	ND		SUITE H
8263	II	2	WALLBOARD SYSTEM	WALLS	ND		SUITE H
8263	II	3	2' X 4' CEILING TILE WITH FISSURES AND DOTS	CEILING	ND		SUITE H
8263	H	18	12" X 12" FLOOR TILE WITH BLACK MASTIC	FLOORS	ND		SUITE H
8263	EXTERIOR	NS	METAL SIDING AND EAVES	OVER BRICK AND WOOD	NS		EXTERIOR
8263	ROOF	19-154, 155, 156	BUILT UP ROOF SYSTEM	WEST ELEVATION, TAR AND MASTIC ONLY	10% CHRYSOTILE	200 SF	ROOF
8263	ROOF	NS	STONE BALLAST	ROOF	NS		ROOF
8207	8207	20-157, 158, 159	12" X 12" YELLOW FLOOR TILE WITH GRAY MASTIC	FLOOR	ND		8207
8207	8207	21-160, 161, 162	12" X 12" PURPLE FLOOR TILE WITH GREY MASTIC	FLOOR	ND		8207
8207	8207	22-163, 164, 165	2' X 4' WALLBOARD PANELS WITH VINYL FACING	CEILING	ND		8207
8207	8207	23-166	FIBERGLASS REINFORCED PANEL MASTIC (ONLY)	WALLS	ND		8207
8207	8207	24-167	WALLBOARD SYSTEM	KITCHEN	ND		8207

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Address or Suite	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8209	8209	24-171	WALLBOARD SYSTEM	WALLS	ND		8209
8209	8209	25-168, 169, 170	ORANGE/BROWN CARPET MASTIC	FLOORS	ND		8209
8209	8209	26-171, 172, 173	2' X 4' CEILING TILE WITH FISSURES AND SMALL PINHOLE PATTERN	CEILING	ND		8209
8211-8213	8211-8213	24-174	WALLBOARD SYSTEM	WALLS	ND		8211-8213
8211-8213	8211-8213	26	2' X 4' CEILING TILE WITH FISSURES AND SMALL PINHOLE PATTERN	CEILINGS	ND		8211-8213
8211-8213	8211-8213	NS	CONCRETE	FLOOR	NS		8211-8213
8215	8215	24	WALLBOARD SYSTEM	WALLS	ND		8215
8215	8215	26	2' X 4' CEILING TILE WITH FISSURES AND SMALL PINHOLE PATTERN	CEILINGS	ND		8215
8215	8215	27-175, 176, 177	12' X 12" BROWN MARBLE FLOOR TILE (SELF ADHESIVE)	1/2 OF SUITE	ND		8215
8215	8215	28-178, 179, 180	1/2" BROWN BASEBOARD	THROUGHOUT	ND		8215
8219	8219	24	WALLBOARD SYSTEM	WALLS	ND		8219
8219	8219	29-181	BLUE AND WHITE LINOLEUM	REBAR STORAGE ROOM FLOOR- MULTIPLE LAYERS INCLUDING GROUP 30	ND		8219

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Address or Suite	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8219	8219	30-182, 193	12" X 12" DIEGR WITH GREY STREAKS FLOOR TILE AND YELLOW MASTIC	KITCHEN (EAST SIDE)	ND		8219
8219	8219	31-181, 185, 186	12" X 12" WHITE WITH BLUE FLOOR TILE	KITCHEN (WEST SIDE)	ND		8219
8219	8219	32-187, 188, 189	6" WHITE BASEBOARD	KITCHEN	ND		8219
8219	8219	33-190, 191, 192	8" WHITE BASEBOARD WITH MASTIC	KITCHEN	ND		8219
8219	8219	22	2' X 4' WALLBOARD PANELS WITH VINYL FACING	CEILING	ND		8219
8219	8219	34-193, 194, 195	2' X 2' CEILING TILE WITH BUMPS AND PINHOLES	EAST 1/2 OF DINING ROOM	ND		8219
8219	8219	35-196, 197, 198	2' X 2' CEILING TILE WITH PINHOLES	WEST 1/2 OF DINING AREA	ND		8219
8219	8219	36-199, 200, 201	6" BLACK BASEBOARD WITH CREAM MASTIC	EAST 1/2 OF DINING AREA	ND		8219
8219	8219	37-202, 203, 204	4" BLACK BASEBOARD WITH CREAM MASTIC	WEST 1/2 OF DINING AREA	ND		8219
8219	8219	38-205, 206, 207	11" X 12" WOOD PATTERN FLOOR TILE WITH MASTIC	WEST 1/2 OF DINING AREA	ND		8219
8219	8219	39-208	YELLOW LINOLEUM SHEET FLOORING WITH SQUARE PATTERN	WEST BATHROOM	25% CHRYSOTILE (TILE ONLY)	20 SF	Former Tobacco Store Space
8205	8205	40-209, 210, 211	12" X 12" FLOOR TILE WITH BLACK MASTIC	209 -NEAR ICE COOLER	3% CHRYSOTILE (MASTIC ONLY)	1,728 SF	7-11 Store

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Address or Suite	Area Number / room	Group-Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8205	8205	22	2' X 4' WALLBOARD PANELS WITH VINYL FACING	CEILING	ND		7-11 Store
8205	8205	26	2' X 4' CEILING TILE WITH FISSURES AND SMALL PINHOLE PATTERN	CEILINGS ABOUT 1/2 OF STORE	ND		7-11 Store
8205	8205	41-212, 213, 214	2' X 4' CEILING TILE WITH SMALL FISSURES AND PINHOLES	1/2 OF STORE	ND		7-11 Store
8205	8205	24	WALLBOARD SYSTEM	WALLS	ND		7-11 Store
8205	8205	43-215, 216, 217	4" BROWN BASEBOARD AND MASTIC	WEST ELEVATION	ND		7-11 Store
8205	8205	37	4" BLACK BASEBOARD	EAST ELEVATION	ND		7-11 Store
8205	8205	43-218	2' X 4' CEILING TILE WITH BUMPY PATTERN	NORTHEAST HALLWAY	ND		7-11 Store
8205	8205	47-219	ORANGE FLOOR TILE WITH BLACK MASTIC	-ACCENT AROUND PERIMETER MASTIC IS PRESUMED TO BE SAME AS HA 40	2% CHRYSO TILE (MASTIC ONLY)	1,728 SF	7-11 Store
8203	8203	NS	CLAY TILE	FOYER, DRESSING ROOM, AND BATHROOM (REAR)	NS		Modern Day Cleaners
8203	8203	24	WALLBOARD SYSTEM	WALLS	ND		Modern Day Cleaners
8203	8203	26	2' X 4' CEILING TILE WITH FISSURES AND SMALL PINHOLE PATTERN	CEILINGS	ND		Modern Day Cleaners
8203	8203	44-220, 221, 222	4" BEIGE BASEBOARD WITH MASTIC	LOBBY	ND		Modern Day Cleaners

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Address of Site	Aven Number / room	Group Sample Number	Material description	Location	Asbestos Percent (%)	Approx. quantity	Area description / usage
8203-8219	EXTERIOR	43-224, 225, 226	BLACK ROOFING PAPER	MANSARD ROOF	ND		FAÇADE/ROOF
8203-8219	EXTERIOR	46-227-228, 229	ASPHALT TAB SHINGLES	MANSARD ROOF	ND		FAÇADE/ROOF
8203-8219	EXTERIOR	NS	BRICK	EXTERIOR	NS		8203-8219
8203-8219	EXTERIOR	NS	WOOD	FAÇADE	NS		8203-8219
8203-8219	EXTERIOR	NS	MÉTAL	EAVES	NS		8203-8219

## ***4.2 LABORATORY RESULTS***

Please refer to Appendix B for reports provided directly from EMSL. Also included within this section is the Chain of Custody documentation.

## 5.0 ASSESSMENT CONCLUSIONS

### 5.1 DISCUSSION

GreenSeal, Inc. has arrived at the following conclusions based on the following information: laboratory results of materials sampled, site observations, and information provided from the current building owner.

The following summarizes the asbestos containing materials found:

- \* Asbestos WAS identified within some vinyl sheet flooring products
- \* Asbestos WAS identified within some floor tile mastics
- \* Asbestos WAS identified within 8263 Janes Avenue gray roofing mastic
- \* Asbestos WAS NOT observed or found within the remaining sampled materials identified within accessible areas of the facility.

According to the USEPA, Regulated Asbestos Containing Materials (ACM) are those materials found to contain greater than 1% asbestos (>1% asbestos) by Polarized Light Microscopy.

It is GreenSeal, Inc.'s intention that the users of this report use this report, including spreadsheet and laboratory results provided by GreenSeal, Inc. and detailed in their respective sections of this report for a safe and informed asbestos management program.

Due to limitations inherent to the sampling protocol promulgated under AHERA (40 CFR 763), it is advised that prior to any renovation or abatement project, Quality Control samples be collected of materials to be removed. Further, if estimated material quantities are provided, that they are confirmed.

***Serious hazards discovered during the assessment were brought to the attention of the building manager or presented above.*** It should be noted that conditions do change, and that materials constantly degrade.

<u>Mark J. Brumwell</u>	<u>100-6717</u>
Asbestos Building Inspector	IDPH License Number
	<u>March 19, 2014</u>
Asbestos Building Inspector's Signature	Date
<u>Donna Christides</u>	<u>100-07812</u>
Asbestos Building Inspector	IDPH License Number
	<u>March 19, 2014</u>
Asbestos Building Inspector's Signature	Date