



Agenda Memo

Crest Hill, IL

Meeting Date:	February 20, 2024
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Old City Hall Phase 1 Study Results and Phase 2 Agreement

Summary: Esc Midwest, LLC has completed both the Phase 1 Environmental Site Assessment and Asbestos Pre-Demolition and Lead-Based Paint Survey. Attached are copies of both reports. Below are highlights from the executive summary of each report.

Asbestos

- Asbestos was found in black mastic associated with all floor tile.
- Pipe and pipe elbow insulation.
- Caulk that was used to secure and seal flashing and parapets.
- Flashing associated with existing boiler.

Conclusion: No additional testing work is needed. Since the building does contain Asbestos in some items within the building language will need to be added in the bid documents that this work must be completed by an Illinois License Asbestos Contractor and that the work must be completed using methods in accordance with current applicable state and federal regulations. The work will also need to be monitored and confirmed by an asbestos professional hired by the city during the demolition process.

If during the demolition of the building additional items are suspected of containing Asbestos in items not identified above these material must be tested to determine if Asbestos is present or not. Based on the results these materials shall be handled accordingly.

Lead Paint

- Exterior paints are used on lintels, corner guards, door panels, access doors, antennae.
- Police Mezzanine-on painted pipes, support columns and I-beam.
- I-beams used for south HVAC.
- PD Garage-Overhead door guides and overhead door pane.
- Police Holding-Locker (Yellow) and support column.
- Police Storage-Support column.
- Building Department Office-I-beams.

- East Locker Room-Door panel and jamb.
- East Toilet Room-Divider, door panel and jamb
- NW Auto Garage-I-beam, Over head door panel, corner guard and floor stripe.
- Boiler Room-Access door.

Please note that both the Illinois EPA and IDPH do not have regulations specific to the removal of lead paint prior to demolition activities within non-regulated facilities, but other EPA rules and regulations regulate that the lead paint cannot be discharged into the air or water, must be disposed of properly and cannot just openly dumped.

Conclusion: For the demolition of the old City Hall, no additional testing is required for lead paint. Our bid documents must contain the language that the building contains lead paint and as long as the paint is not removed from the substrate the waste may be handled as general refuse.

However, if the lead-based paint is removed from the original substrate to which it is adhered, then the waste is considered a special waste and must be tested to determine if it is a hazardous waste.

Must include in bid documents that all EPA, Illinois Department of Public Health and OSHA regulations shall be taken into account when he submits his bid and that it will be the contractor's responsibility to meet all rules and regulations.

The method of removal and the handling of the material will be up to each Contractor submitting a bid and will be included in their base bid.

Phase 1 Site Assessment Study Results

- Based on the finding of the phase 1 assessment, it has been revealed the following recognized environmental conditions (RECs) have been found on the site and need additional study outside the scope of the phase 1 assessment scope of work. The items are as follows:
 - Underground Tank (Gasoline)-During removal of the 2,000-gallon UST back in 2002 an incident was reported of spilled gasoline. No records exist that show the groundwater was tested and that any contaminated soil was remediated.
 - Existing Heating Oil Tank-No records have been found that an existing 10,000-gallon heating oil tank was removed. Need to determine if it still exists and determine mediation requirements. If a tank is found, the city will need to hire a licensed contractor to remove it prior to the demolition of the building.
 - Subject Property (Former Bottling Plant)-Additional underground investigations are needed to determine if potential solvents were used and disposed of onsite.
 - Subject Property (Vehicle Maintenance)- Additional underground investigations are needed to determine if potential oil (new or used) or vehicular fluid have been spilled.

If contaminated soils are found the amount that will need to be remediated along with the estimated costs will be determined.

Staff recommends that ESC Midwest be approved to move forward with the Phase 2 assessment to determine if any of the items listed above exist and what impacts these items will have on the property. ECS Midwest LLC can complete the phase 2 assessment for a cost of \$15,635.00.

Regarding the asbestos and lead paint that has been found will need to include in bid documents the requirement of an Illinois License Asbestos Contractor needed to handle the Asbestos and that the building does contain Lead Paint and that the removal of these items shall be completed following all current state and federal rules and regulations.

Recommended Council Action: Resolution approving an Agreement for Old City Hall-Phase 2 Assessment by and Between the City of Crest Hill, Will County, Illinois and ECS Midwest, LLC for an amount of \$15,635.00.

Financial Impact:

Funding Source: GF

Budgeted Amount: \$16,000 (2025 budget).

Cost: \$15,635.00

Attachments:

Executive Summary-Asbestos and Lead.pdf

Phase 1-Executive Summary

Phase 2 Proposal-53-6288 Crest Hill SSI (003).pdf