



PROJECT SPECIFICATIONS FOR:
UST SYSTEM REPLACEMENT PROJECT

VILLAGE OF GURNEE
PUBLIC WORKS FACILITY
1151 KILBOURNE ROAD
GURNEE, ILLINOIS
PROJECT NO. 304-01

PREPARED FOR:

VILLAGE OF GURNEE
325 NORTH O'PLAINE ROAD
GURNEE, ILLINOIS 60031

JULY 9, 2026

PREPARED BY:

MJR ENVIRONMENTAL SERVICES, INC.
ENGINEERING, DESIGN, PROJECT MANAGEMENT

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PROJECT SPECIFICATIONS FOR:

OWNER: VILLAGE OF GURNEE
325 NORTH O'PLAINE ROAD
GURNEE, ILLINOIS 60031

BID FOR: UST SYSTEM REPLACEMENT WORK

PROJECT: VILLAGE OF GURNEE
PUBLIC WORKS FACILITY
1151 KILBOURNE ROAD
GURNEE, ILLINOIS

ENVIRONMENTAL
CONSULTANT: MJR ENVIRONMENTAL, INC.
31 HILLCREST DRIVE
SUGAR GROVE, ILLINOIS 60554
(630) 253-3375

PROJECT NO.: 304-01

DATE: JULY 9, 2026

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VILLAGE OF GURNEE
NOTICE TO BIDDERS

Municipality: **VILLAGE OF GURNEE**
Road District: **WARREN**
County: **LAKE**
Project No. **304-01**

TIME AND PLACE OF OPENING OF BIDS:

Sealed proposals for the improvement described below will be received at the office of the **Village of Gurnee, Public Works, 1151 Kilbourne Road, Gurnee, Illinois 60031**, until **10:00 A.M., on JULY 30, 2026**. Proposals will be opened and read publicly at that time.

DESCRIPTION OF WORK:

“Village of Gurnee Public Works, UST System Replacement Project”

LOCATION:

The project is located at 1151 Kilbourne Road, Gurnee, Illinois 60031.

PROPOSED IMPROVEMENT:

The work of this Contract will include the removal of concrete and asphalt pavement, the removal of one (1), 8,000-gallon gasoline UST system, one (1), 6,000-gallon diesel fuel UST system, all fuel island features and the fuel island, soil remediation work, demolition and removal of the existing canopy structure, and other features from the south side of the Village of Gurnee Public Works Facility. The work will also include the installation of one (1), new, 12,000-gallon double-wall FRP gasoline UST system, one (1), new, 8,000-gallon double-wall FRP diesel fuel UST system, with new product piping and dispensers, new raised concrete fuel island, new fuel management system, new fuel island canopy, and other features specified herein at the north side of the Village of Gurnee Public Works Facility. A mandatory Pre-Bid Meeting is scheduled for July 16, 2026 at 1:00 p.m. beginning at the Public Works offices, 1151 Kilbourne Road, Gurnee, Illinois 60031.

BIDDERS INSTRUCTIONS:

1. Plans and bid documents will be online at <https://www.gurnee.il.us/government/transparency-portal/bids-rfps> or by request, via email to publicworks@village.gurnee.il.us.
2. It will be the bidder's responsibility to verify any addenda via the Village's website. Addenda will be posted to the Village's Transparency Portal.
3. The awarding authority reserves the right to waive technicalities and to reject any or all proposals as provided in Check Sheet LRS 6 of the “Supplemental Specifications and Recurring Special Provisions,” prepared by the Illinois Department of Transportation.
4. Contractor shall not pay less than the prevailing rates of wages to all laborers, workmen and mechanics performing work under this contract, and shall comply with the requirements of the Illinois Wages of Employees on Public Works Act (820 ILCS 130/1-12).

By Order Of The:
Village of Gurnee
(Awarding Authority)

Andy Harris / Village Clerk

VILLAGE OF GURNEE
PROPOSAL (BID FORM)

Municipality: **VILLAGE OF GURNEE**

Road District **WARREN**

County **LAKE**

Project No. **304-01**

1. Proposal of (Bidders Legal Name): _____ for the **Village of Gurnee Public Works, UST System Replacement Project**, which the contract is based on the lump sum price entered below.
2. The specifications for the proposed work are those prepared by **the Village of Gurnee Public Works, 1151 Kilbourne Road, Gurnee, Illinois 60031** in collaboration with MJR Environmental, Inc. (Environmental Consultant).
3. The specifications referred to herein are the notes on the Plans, the General Conditions of the Contract, 2012 International Building Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2012 International Wildland Urban Interface Code, State of Illinois Plumbing Code, 2002 National Electric Code, Illinois Accessibility Code, ADA Accessibility Guidelines for Buildings and Facilities, Village of Gurnee Zoning Ordinance and the Village of Gurnee Municipal Code, and all standards and codes listed in the technical sections of these Specifications; latest editions effective upon the date of the bid opening, which are made part of these documents by reference. In case of conflict between these Specifications, the most restrictive requirement shall be binding.
4. The undersigned agrees to accept, as part of the contract, the applicable Specifications, General Conditions of the Contract and any Special Provisions contained in this proposal.
5. The undersigned agrees to start work only upon receiving a "Notice to Proceed" letter from the Village of Gurnee for each year under contract.
6. The undersigned agrees to complete the work by **May 14, 2027** unless additional time is granted in accordance with the specifications. Refer to Section 001010 for additional scheduling details.
7. The undersigned agrees to liquidated damages at a rate of \$750 per day for failure to complete the work in readiness for final payment by **May 14, 2027**. Refer to Section 001010 for additional scheduling details.
8. The pay items shall consist of two (2) lump sum entries, and a lump sum total.
9. The undersigned firm certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm. The undersigned firm further certifies that it is not barred from bidding on this contract as a result of a conviction for the violation of State laws prohibiting bid-rigging or bid-rotating.

10. The undersigned submits herewith the “Schedule of Prices” covering the work to be performed under this contract. (Page P-3, P-4, and P-5).

11. The following documents are submitted with and made a condition of this Proposal:

- a. Required Bid Security;
- b. List of Proposed Subcontractors;
- c. List of Proposed Suppliers;
- d. List of References
- e. Performance Bond
- f. Payment Bond

The undersigned acknowledges receipt of the bid documents (Project Specifications) for the work indicated above, including all Division 0 Sections, this Proposal/Bid Form, Division 1 Sections, UST System Removal Work (Section 002080), Soil Remediation Work (Section 002081), UST System Installation Work (Section 002082), Concrete Work (Section 003001), Canopy Installation and Features (Section 131250), the Project Drawings, all specified and/or referenced documents as listed herein, and all Addenda.

The Undersigned Agrees to:

The undersigned has, before submitting this proposal, carefully examined the provisions of the contract, inspected in detail the site of the proposed work, investigated and become familiar with all the local conditions affecting the contract and is fully acquainted with the detailed requirements of the construction. By submitting this proposal, the undersigned conclusively assures and warrants to the Village of Gurnee that the undersigned has made these examinations and that the undersigned understands all requirements for the performance of the work. If the undersigned’s proposal is accepted, the undersigned agrees to be responsible for all errors in the proposal resulting from the undersigned’s failure or neglect to comply with the Instructions for Bidders and agrees that the Village of Gurnee will, in no case, be responsible for any costs, expenses, losses, or change in anticipated profits resulting from such failure or neglect of the undersigned to make these examinations.

The undersigned agrees to provide submittals within fourteen (14) calendar days of the acceptance of the bid proposal by the Village of Gurnee. Upon approval of submittals, the first phase of work shall commence upon receipt of a Contract and as new key equipment items can be delivered for installation. The second phase of work shall commence on or about March 15, 2027 and shall be completed on or before May 14, 2027, unless an extension of time is granted in accordance with the specifications. Refer to Section 001010 for additional scheduling details.

A proposal guaranty in the form of a bid bond (refer to Page BB-1 of these Specifications), executed by a corporate surety company, a bank cashier’s check or a certified check payable to the Village of Gurnee for not less than five percent (5%) of the amount bid accompanies this proposal.

If this proposal is accepted and the undersigned fails to execute the contract, it is hereby agreed that the Bid Bond or proposal guaranty check shall be forfeited to the Village of Gurnee.

Bidder’s Acknowledgements: Acceptance Period, Instructions, and Receipt of Addenda

Bid Acceptance Period:

This Bid will remain subject to acceptance for sixty (60) days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

Instructions to Bidders:

Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

Receipt of Addenda:

Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number:	Addendum Date:

Having examined the site of work, having become familiar with local conditions affecting the cost of the work and with all requirements of the bidding documents including the Project Manual, Invitation to Bid, Instructions to Bidders, Supplementary Instructions to Bidders, General Conditions, Technical Specifications, Project Drawings, and duly issued Addenda, Bidder hereby agrees to perform all work and furnish all labor, materials, and equipment specifically required by the bidding documents, including such additional work as may be included as related requirements in other divisions or sections of the Specifications. To furnish the described labor, materials, equipment, services, insurance, etc. for the stated Base Bid lump sum prices, the requested allowances, all unit prices, and requested Alternate Bids, if applicable, as requested in this Bid Form.

Schedule of Prices:**A. Base Bid:**

1. The Bidder agrees to furnish all labor, materials, tools, equipment, insurance, services, etc. to fully complete all work associated with the removal of one (1), 8,000-gallon gasoline UST system and one (1), 6,000-gallon diesel fuel UST system, including concrete and asphalt pavement saw-cutting and removal as specified, earthwork, including soil remediation (510 tons) and removal of stockpiled soil from exclusion zone at new UST area (150 tons), backfill and site grading, removal of all product and vent piping, vent line risers, existing fuel island and product dispensers, related conduit, and other surface features, as specified herein and as shown on the Project Drawings.

Provide Base Bid Total (Base Bid Item A.1):

_____ dollars (\$_____)

2. The Bidder agrees to furnish all labor, materials, tools, equipment, insurance, services, etc. to fully complete all work associated with the installation of one (1), new, 12,000-gallon double-wall FRP gasoline UST system, one (1), new, 8,000-gallon double-wall FRP diesel fuel UST system, with new product piping and dispensers, new raised concrete fuel island, new fuel management system, new fuel island canopy, as specified herein and as shown on the Project Drawings.

Provide Base Bid Total (Base Bid Item A.2):

_____ dollars (\$ _____)

PROVIDE BASE BID GRAND TOTAL (BASE BID ITEM A.1 AND A.2):

_____ DOLLARS (\$ _____)

B. Alternate Bid:

1. The Village of Gurnee is not requesting any Alternate Bids at this time.

C. Unit Prices:

Provide Unit Prices for the following work which may or may not occur during the course of the project:

1. Provide all services necessary, as requested, and in accordance with these Specifications, to perform additional pumping, transport, and disposal as special liquid waste, residual product from within the existing USTs and/or as impacted groundwater or surface water run-off beyond (or less than) the 2,000-gallon Base Bid allowance noted in Section 002080 (Include all additional pumping, transport, and disposal as per gallon price (add to/deduct from Base Bid A.1 sum) (applies to both UST systems):

\$ _____
add/deduct
per gallon

2. Provide all services necessary, only as requested, and in accordance with these Specifications and regulatory agencies, to perform the remediation of confirmed petroleum-impacted backfill materials and soil during/following the removal of the UST systems, per Section 002081, including landfill profiling (if needed), all excavation work, transport, and manifested disposal beyond (or less than) the 660-ton Base Bid allowance (add to/deduct from Base Bid A.1 sum) (applies to both UST systems):

\$ _____
add per ton

3. Provide all services necessary, as requested, and in accordance with these Specifications, to perform additional gravel backfill installation per Sections 002080 or 002081 beyond the Base Bid scope of work (add to Base Bid A.1 sum):

\$ _____
add per ton

Signatures:

(If a partnership)

(Company Name)

(Signed By)

(Business Address)

(Insert Names/Addresses of All Partners)

(If a corporation)

(Corporate Name)

(Signed By)

(Business Address)

(Insert Names of Officers)

President: _____

Secretary: _____

Treasurer: _____

Attest: _____

BID BOND

Bidder Name: Address <i>(principal place of business)</i> :	Surety Name: Address <i>(principal place of business)</i> :
Owner Name: Village of Gurnee 325 North O'Plaine Road Gurnee, Illinois 60031	Bid Project: Village of Gurnee Public Works UST System Replacement Project 1151 Kilbourne Road Gurnee, Illinois Bid Due Date: July 30, 2026, 10:00 a.m.
Bond Penal Sum: Date of Bond:	
Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder	Surety
<i>(Full formal name of Bidder)</i>	<i>(Full formal name of Surety) (corporate seal)</i>
By: _____ <i>(Signature)</i>	By: _____ <i>(Signature) (Attach Power of Attorney)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Attest _____ <i>(Signature)</i>	Attest: _____ <i>(Signature)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1 Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2 All Bids are rejected by Owner, or
 - 3.3 Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.

9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

LIST OF SUBCONTRACTORS AND SUPPLIERS

If awarded this Contract, the Bidder declares their intent to employ the following Subcontractors and Suppliers for the Class of Work as indicated below:

Name of Subcontractor or Supplier:	Class of Work:

The above is a full and complete list of all the proposed Subcontractors and Suppliers and the Class of Work to be performed by each, which list shall not be altered, without the written consent of the Owner.

REFERENCES

The contractor certifies that the references listed below represent projects of similar type and size compared to the Village of Gurnee Public Works UST System Replacement Project demonstrating previous successful projects.

Project Name:	Location:	Contact Name:	Contact Phone Number:

PERFORMANCE BOND

Contractor Name: _____ Address <i>(principal place of business)</i> : _____	Surety Name: _____ Address <i>(principal place of business)</i> : _____
Owner Village of Gurnee 325 North O'Plaine Road Gurnee, Illinois 60031	Contract Village of Gurnee Public Works UST System Replacement Project 1151 Kilbourne Road Gurnee, Illinois Contract Price: _____ Effective Date of Contract: _____
Bond Bond Amount: _____ Date of Bond: _____ <i>(Date of Bond cannot be earlier than Effective Date of Contract)</i> Modifications to this Bond form: ☐ None ☐ See Paragraph 16	
Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.	
Contractor as Principal	Surety
By: _____ <i>(Full formal name of Contractor)</i> _____ <i>(Signature)</i>	By: _____ <i>(Full formal name of Surety) (corporate seal)</i> _____ <i>(Signature)(Attach Power of Attorney)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Attest: _____ <i>(Signature)</i>	Attest: _____ <i>(Signature)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
<i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i>	

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond will arise after:
 - 3.1. The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice may indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Owner's right, if any, subsequently to declare a Contractor Default;
 - 3.2. The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
 - 3.3. The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.
4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 does not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.
5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
 - 5.1. Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;
 - 5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;
 - 5.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the

Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

- 5.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:
 - 5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
 - 5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.
6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Owner shall be entitled to enforce any remedy available to the Owner.
7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner will not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety will not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:
 - 7.1. the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
 - 7.2. additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and
 - 7.3. liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.
8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.
9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.
10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.

11. Any proceeding, legal or equitable, under this Bond must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.
12. Notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears.
13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted therefrom and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.
14. Definitions
 - 14.1. *Balance of the Contract Price*—The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.
 - 14.2. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.
 - 14.3. *Contractor Default*—Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.
 - 14.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
 - 14.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
16. Modifications to this Bond are as follows: [NONE]

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PAYMENT BOND

Contractor Name: Address <i>(principal place of business)</i> :	Surety Name: Address <i>(principal place of business)</i> :
Owner Village of Gurnee 325 North O'Plaine Road Gurnee, Illinois 60031	Contract Village of Gurnee Public Works UST System Replacement Project 1151 Kilbourne Road Gurnee, Illinois Project Number Contract Price- Effective Date of-
Bond Bond Amount Date of Bond: <i>(Date of Bond cannot be earlier than Effective Date of Contract)</i> Modifications to this Bond form: ☐ None ☐ See Paragraph 18	
Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.	
Contractor as Principal	Surety
By: _____ <i>(Full formal name of Contractor)</i> _____ <i>(Signature)</i>	By: _____ <i>(Full formal name of Surety) (corporate seal)</i> _____ <i>(Signature)(Attach Power of Attorney)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Attest: _____ <i>(Signature)</i>	Attest: _____ <i>(Signature)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
<i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i>	

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.
2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond will arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.
4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.
5. The Surety's obligations to a Claimant under this Bond will arise after the following:
 - 5.1. Claimants who do not have a direct contract with the Contractor
 - 5.1.1. have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
 - 5.1.2. have sent a Claim to the Surety (at the address described in Paragraph 13).
 - 5.2. Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).
6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.
7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
 - 7.1. Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

- 7.2. Pay or arrange for payment of any undisputed amounts.
- 7.3. The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 will not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.
8. The Surety's total obligation will not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond will be credited for any payments made in good faith by the Surety.
9. Amounts owed by the Owner to the Contractor under the Construction Contract will be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfying obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.
10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.
11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
12. No suit or action will be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit will be applicable.
13. Notice and Claims to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, will be sufficient compliance as of the date received.

14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted here from and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.
15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

16. Definitions

16.1. *Claim*—A written statement by the Claimant including at a minimum:

16.1.1. The name of the Claimant;

16.1.2. The name of the person for whom the labor was done, or materials or equipment furnished;

16.1.3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;

16.1.4. A brief description of the labor, materials, or equipment furnished;

16.1.5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;

16.1.6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;

16.1.7. The total amount of previous payments received by the Claimant; and

16.1.8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.

16.2. *Claimant*—An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond is to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

- 16.3. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.
- 16.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
- 16.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
18. Modifications to this Bond are as follows: [NONE]

INSTRUCTIONS TO BIDDERS

SCOPE OF WORK

The CONTRACTOR shall furnish and provide all labor, materials, tools, equipment and machinery, unless otherwise specified, necessary to perform and complete, in a good and workmanlike manner, the work required for:

VILLAGE OF GURNEE PUBLIC WORKS **UST SYSTEM REPLACEMENT PROJECT**

SPECIFICATIONS

The Specifications for this project are the notes on the Plans, the General Conditions of the Contract, 2012 International Building Code, 2012 International Mechanical Code, 2012 International Fuel Gas Code, 2012 International Fire Code, 2012 International Wildland Urban Interface Code, State of Illinois Plumbing Code, 2002 National Electric Code, Illinois Accessibility Code, ADA Accessibility Guidelines for Buildings and Facilities, Village of Gurnee Zoning Ordinance and the Village of Gurnee Municipal Code, and all standards and codes listed in the technical sections of these Specifications; latest editions effective upon the date of the bid opening, which are made part of these documents by reference. In case of conflict between these Specifications, the most restrictive requirement shall be binding.

SPECIAL PROVISIONS

The Special Provisions supplement, add to or revise the Specifications. In case of conflict with any part or parts of the Standard Specifications, the Special Provisions shall take precedence and shall govern.

COORDINATION OF PLANS, SPECIFICATIONS AND SPECIAL PROVISIONS

The Plans, Specifications and Special Provisions are intended to describe a complete scope of work and are essential parts of the Contract. A requirement occurring in any of them is binding. In case of discrepancy, measured or calculated dimensions will govern over scaled dimensions; Plans will govern over Specifications; and Special Provisions will govern over both Plans and Specifications. Detailed construction plans will govern over standard plans. The CONTRACTOR shall take no advantage of any apparent error or omission in the Plans and Specifications and the Consultant shall be permitted to make such corrections and interpretations as may be necessary for the fulfillment of the intent of the Plans and Specifications. The decision of the Consultant in the case of any errors or omissions shall be final.

EXAMINATION OF SITE AND SPECIFICATIONS

Bidders shall make a careful examination of the Site, Bid Documents, Specifications and Contract Form before submitting a Proposal. They shall fully inform themselves as to the quality and quantity of materials required and the character of the work. Bidder is required to visit the Site and conduct a thorough visual examination of the Site and adjacent areas. During the visit the Bidder must not disturb any ongoing operations at the Site and shall check-in with the front desk for security purposes. **A mandatory Pre-Bid Meeting is scheduled for July 16, 2026 at 1:00 p.m. beginning in the Public Works office building.**

DELIVERY OF PROPOSALS

Proposals shall be delivered to the place and by the time specified in the Notice to Bidders. Bids delivered after the time stated will not be accepted nor opened. Submit each Proposal in a sealed envelope plainly marked **“Village of Gurnee Public Works UST System Replacement Project”**.

OPENING PROPOSALS

Proposals will be publicly opened and read aloud at the time and place specified in the Notice to Bidders. Bidders, their authorized agents and interested parties are invited to be present.

PREVAILING WAGE PROVISIONS

This contract calls for the construction of “public work,” within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“the Act”). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current “prevailing rate of wages” (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at <https://labor.illinois.gov/laws-rules/conmed/current-prevailing-rates.html>. The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department’s web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor’s website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage requirements and notice and record keeping duties.

FAIR EMPLOYMENT PRACTICES

In accordance with "An Act to Prohibit Discrimination and Intimidation on Account of Race or Color in Employment under Contracts for Public Buildings or Public Works", approved July 8, 1933, as amended, no person shall be refused or denied employment in any capacity on the grounds of race or color, nor be discriminated against in any manner by reason thereof in connection with the performance of this Contract, nor shall any unfair employment practice as defined in the "Fair Employment Practices Act", approved July 21, 1961, as amended, be committed by the CONTRACTOR, his subcontractors, suppliers of materials or services to the CONTRACTOR or his subcontractors or any labor organizations furnishing skilled or unskilled labor to the CONTRACTOR or his subcontractors.

REFERENCES, SUPERINTENDENT, SUBCONTRACTOR, SUPPLIER RESUMES REQUIRED

Prior to award, the apparent low bidder may be requested to furnish to the Owner the following information:

1. Three (3) references of completed contract work of a similar nature, including the name of the employer, the dollar value of the work and names and telephone numbers of the persons in charge of the completed contracts.
2. The Name of the Full Time Superintendent assigned to this contract to represent the CONTRACTOR.
3. A List of All Subcontractors to be employed for this contract.
4. A List of all Material Suppliers with addresses, telephone numbers and contact names.

Failure to submit any of the above items may result in disqualification of the bid as incomplete.

SELECTION OF BIDDER

The Owner reserves the right to govern selection of a bidder in accordance with the work to be done; equipment and qualified labor and superintendence to be furnished; experience; resources; and the best value to the Village of Gurnee and complete bid. The Owner reserves the right to waive any or all technicalities, to reject any or all bids and to make an award in the best interest of the Village.

EXECUTION OF CONTRACT

The individual, firm or corporation to whom or to which a Contract has been awarded shall furnish an executed Contract and Proof of Insurance to the Owner within fifteen (15) calendar days after Notice of Award has been received by them from the Owner.

FAILURE TO EXECUTE CONTRACT

Failure by the Bidder to furnish the Owner with an executed Contract or Proof of Insurance within fifteen (15) calendar days shall be just cause for annulment of the award.

INTERPRETATIONS AND ADDENDA

Owner on its own initiative may issue Addenda to clarify, correct, supplement, or change the Bidding Documents. Bidder shall submit all questions about the meaning or intent of the Bidding Documents to the Director of Public Works in writing via email to:

PublicWorks@Village.Gurnee.IL.US.

Interpretations or clarifications considered necessary by the Director in response to such questions will be issued by Addenda delivered to all registered plan holders and posted on the Village's website. Only responses set forth in an Addendum will be binding. Oral and other interpretations or clarifications will be without legal effect. Responses to questions are not part of the Contract Documents unless set forth in an Addendum that expressly modifies or supplements the Contract Documents.

BID SECURITY

A Bid must be accompanied by Bid security made payable to Owner in an amount of five percent (5%) of Bidder's Bid price and in the form of a Bid bond issued by a surety meeting the requirements of and in the form included titled "Bid Bond" (Page BB-1).

The Bid security of the apparent Successful Bidder will be retained until Owner awards the contract to such Bidder, and such Bidder has executed the Contract, furnished the required Contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be released. If the Successful Bidder fails to execute and deliver the Contract and furnish the required Contract security within fifteen (15) days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited, in whole in the case of a penal sum bid bond, and to the extent of Owner's damages in the case of a damages-form bond. Such forfeiture will be Owner's exclusive remedy if Bidder defaults.

The Bid security of other Bidders that Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of seven (7) days after the Effective Date of the Contract or sixty (60) days after the Bid opening, whereupon Bid security furnished by such Bidders will be released.

Bid security of other Bidders that Owner believes do not have a reasonable chance of receiving the award will be released within seven (7) days after the Bid opening.

SALES AND USE TAXES

Owner is exempt from state sales and use taxes on materials and equipment to be incorporated in the Work. Said taxes must not be included in the Bid.

GENERAL CONDITIONS OF THE CONTRACT

CONTRACTOR'S INSURANCE

The CONTRACTOR shall not commence work under this Contract until all insurance required under this paragraph has been obtained and such insurance has been approved by the OWNER, nor shall the CONTRACTOR allow any subcontractor to commence work on Contract until all similar insurance required of the subcontractor has been so obtained and approved.

A. Compensation Insurance

The CONTRACTOR shall take out and maintain, during the life of this Contract, Worker's Compensation Insurance for all employees employed at the site of the project; and, in case any work is sublet, the CONTRACTOR shall require all subcontractors similarly to provide Worker's Compensation Insurance for all the latter's employees unless such employees are covered by the protection afforded by the CONTRACTOR. In case any class of employees engaged in hazardous work under this Contract at the site of the project are not protected under the Worker's Compensation Statute, the CONTRACTOR shall provide and shall cause each subcontractor to provide Worker's Compensation Insurance for the protection of employees not otherwise protected.

B. Public Liability & Property Damage Insurance

The CONTRACTOR shall take out and maintain and cause to be taken out and maintained by all subcontractors during the life of this Contract such Public Liability and Property Damage Insurance as shall protect the CONTRACTOR and all subcontractors performing work covered by this Contract from claims for damages for personal injury, including accidental death, as well as from claims for property damages, which may arise from operations under this Contract, whether such operations be by the CONTRACTOR or by a subcontractor or by anyone directly or indirectly employed by either of them and the amounts of such insurance shall be as follows:

General Liability/Property Damage/Bodily Injury	\$1 million combined single limit
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Automobile Bodily Injury Liability/Property Damage	\$1 million combined single limit
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Such insurance shall name the OWNER and the Consultant as insured along with the CONTRACTOR and shall hold harmless the OWNER and the Consultant against all suits and claims arising from or as the result of the actions of the CONTRACTOR or subcontractors.

Such policies shall not be cancelled, permitted to expire or to be changed without the written consent of the OWNER.

PROOF OF INSURANCE

The CONTRACTOR shall furnish the OWNER with sufficient documentary evidence of insurance coverage, which evidence shall consist of either such original insurance policy or a certified state-statement from the insurer listing the details of the policy including the Village and the Consultant as an additional insured.

CHANGES TO SCOPE OF WORK

If the Consultant deems it proper or necessary during the execution of the work to make any alteration which will increase or diminish the quantity of labor or material or the expense of the work, even to the elimination of one or more items, such alteration shall not annul or vitiate the Contract hereby entered into. The elimination of any part of the work shall not increase the unit price for any of the remaining work bid on. The value of the work so added shall be based on the rates and prices named in the Contract as bid, when such rates and prices cover the class of work added, otherwise the value shall be determined by mutual written agreement between the OWNER and the CONTRACTOR before any such work shall be commenced.

EXTRA WORK

No claim whatsoever will be allowed the CONTRACTOR for changes, extra work or material not contemplated or necessary for the completion of the work described, or for a greater amount of money than is hereby stipulated to be paid, unless the change in or addition to the work requiring additional outlay by the CONTRACTOR is first **ordered in writing** by the Consultant and the price herein stipulated to the CONTRACTOR.

QUALITY CONTROL OF WORK

The Consultant shall have power to inspect all work for compliance with the Specifications, and the CONTRACTOR shall perform all of the work herein specified to the Consultant's entire satisfaction, approval and acceptance.

The CONTRACTOR is responsible for furnishing all labor, materials and equipment to construct and complete the work in compliance with the Plans, Specifications and Special Provisions unless otherwise specified. All material to be incorporated in the work; all labor to be performed; and all equipment, tools and methods to be used shall be subject to the approval of the Consultant. It is the CONTRACTOR'S responsibility to complete the work and deliver a final product which meets all the requirements of the Plans, Specifications and Special Provisions.

The Consultant shall decide all questions relative to measurements, the materials used, the character of the work performed and as to whether the rate of progress is such as to comply with these Specifications.

If any authorized agent of the Consultant shall discover and notify to the CONTRACTOR of any neglect or disregard of the Specifications, such defects shall at once be remedied and further defective work be at once discontinued; but the right of final acceptance or condemnation of the work will not be waived by reason thereof, nor by any act of the OWNER, officers or agents.

INSPECTION

The Consultant shall at all times have access for inspection to all branches of the work, on the site of the work, at the place of manufacture or where materials are stored or to be furnished from, and the CONTRACTOR shall furnish from time to time such samples of each separate ingredient forming the materials to be used in the improvement as may be required by the Consultant.

If at any time during the progress of the work, any material is rejected or if any of the work is wholly or in part improperly constructed, then the CONTRACTOR, at their own expense, shall immediately remove all rejected material and shall reconstruct all work improperly done. In case the CONTRACTOR shall neglect or refuse, after twenty-four (24) hours written notice, to remove or replace said rejected work or material, the work shall be removed by the OWNER and the OWNER'S cost of labor, material and supervision thereof deducted from any money due the CONTRACTOR.

CONTRACTOR'S EMPLOYEES

The CONTRACTOR shall employ skilled foremen and laborers and shall, if directed by the Consultant, discharge from the site of the work any incompetent, abusive or disorderly employees. None but persons expert in their respective branches of work shall be employed by the CONTRACTOR.

EXISTING FACILITIES

The Contractor shall protect from damage all existing facilities, fixture and equipment liable to injury by his/her operations and shall, at their own expense, make good all such damages to the satisfaction of the OWNER.

The Contractor shall clean and maintain all work areas adjoining the project site free from all construction debris at all times. The Contractor is also responsible for the immediate removal of debris from adjacent work areas caused by construction traffic entering and leaving the project area. All access shall be maintained to all existing facilities including, but not limited to the salt dome, fuel island, liquids facilities, buildings, etc. within the Public Works property throughout construction. Snow and ice control operations shall not be impeded by vehicles, equipment, materials, construction activity, etc. on site.

SALVAGED MATERIAL

All material of whatever kind encountered on the site is the property of the OWNER. When approved for removal from the site of the work, said material shall become the property of the CONTRACTOR and shall be disposed of, in a timely fashion, as specified.

PERMITS

Building permits shall be obtained by the Village of Gurnee as the OWNER. The CONTRACTOR shall furnish the Village of Gurnee with all requested information to obtain permits. Additional time may be granted to the CONTRACTOR if unforeseen delays are encountered during the permit acquisition process causing delay to the proposed work schedule.

ORDINANCES

The CONTRACTOR shall observe all laws and ordinances controlling or limiting those engaged in public work, which ordinances and laws are made a part of these Specifications. The CONTRACTOR shall provide and maintain such sanitary accommodations for the use of their employees as may be necessary to comply with the State and Local Board of Health requirements. Public nuisances will not be tolerated.

DAMAGE

All loss or damage arising out of the nature of the work to be done, or from any delay or unforeseen or unusual obstructions or from difficulties which may be encountered in the prosecution of the work or arising from the action of the elements, shall be sustained at the CONTRACTOR'S expense.

The CONTRACTOR shall be held responsible for any damage to any water, gas or drain pipes, conduits, trees, sidewalks, pavements and all structures, etc., and to interruption of service to same.

The CONTRACTOR shall, without extra charge, erect, maintain and remove strong and suitable barriers which, during the night time, will prevent any accident or harm to life, limb or property in consequence of such work.

The CONTRACTOR shall protect, restore and make good, as may be necessary, all buildings, foundations and fences damaged in the progress of the work, at the CONTRACTOR'S expense. The CONTRACTOR shall protect all private and corporate property, such as gas mains, telephone lines, telephone or telegraph poles or conduits, etc. interfering with the work, notifying the several OWNER'S of the work to be done and arranging for the future disposition of their property. The CONTRACTOR agrees to hold the OWNER and the Consultant harmless from any such claims or demands of any kind, arising from their performing or as a result of the work on this Contract.

CLAIMS

The CONTRACTOR agrees to save and hold harmless the OWNER and the Consultant from all claims, demands, suits, judgment decrees, including costs, expenses and attorney fees on account of, or arising out of, the use of the Public Works facility or resulting from the excavations, openings, obstructions or defects that may be made or left within the site by the CONTRACTOR or their several agents or any other person engaged in the performance of this Contract.

The CONTRACTOR shall save the OWNER and the Consultant harmless from all claims, demands, suits, judgment decrees, including costs, expenses and attorney fees on account of, or arising out of, any infringement of any patent rights or royalties claimed by any one on account of machinery, instrument tools, materials, principals or processes used by them or about said work.

FORFEITURE

The work herein specified shall be prosecuted with such forces as the Consultant may deem adequate for its completion within the time specified for completion. If the rate at which the work is performed is, in the judgment of the Consultant, not such as to insure its progress and completion in the time and manner herein specified, or if, at any time, the CONTRACTOR refuses or neglects to prosecute the work with forces sufficient for its completion within the specified time, or if in any event, the CONTRACTOR fails to proceed with the work in accordance with the requirements and conditions of the Specifications, the OWNER shall have full right and authority after giving three (3) days written notice to the CONTRACTOR of its intention to do so, to take the work out of the hands of the CONTRACTOR and/or to re-let the same to other contractors.

In so doing, the OWNER may use or authorize the use of such materials and supplies as may be the property of the CONTRACTOR, or on the ground, without rental or other charge for the use thereof, except that all such materials so used in completing the work shall be credited to said CONTRACTOR at their fair reasonable market price, as of the date same were delivered on the work, but in no case will the CONTRACTOR be credited with more than the cost of said materials delivered to the CONTRACTOR. The cost of fully completing all the work and all expense of every kind incurred by the OWNER in connection herewith shall be charged to the CONTRACTOR and shall be deducted and paid by the OWNER out of such moneys as may be due, or may at any time thereafter become due to said CONTRACTOR under this Contract, or any part thereof, so far as the same shall suffice therefore, and any deficiency shall be paid to the OWNER by the CONTRACTOR forthwith, and the bondsmen will be held liable for any such deficiency. Should it become necessary for the OWNER to declare the work forfeited, such forfeiture shall in no case relieve the CONTRACTOR or his bondsmen of any of the conditions of the Contract. In case the CONTRACTOR shall abandon or in any manner fail to complete the work, the OWNER shall have the full right and authority to pay to any person, firm or entity who may have been employed by the CONTRACTOR upon the work, out of any fund due or unpaid the CONTRACTOR at the time the OWNER shall declare said CONTRACTOR in default, any and all sums of money which may be found to be due and owing to said CONTRACTOR under this Contract and upon giving five (5) days written notice by mail to said CONTRACTOR of the intention so to do. The OWNER shall have the full right and authority to ascertain the amount or amounts so due and owed by the CONTRACTOR to such person, firm or entity and in such manner and upon such proof as it may deem sufficient, and the amount or amounts so found by it to be due and owing to such person, firm or entity, shall be conclusive as against said CONTRACTOR, and may thereafter make payment to the said person, firm or entity.

SUBLETTING OF CONTRACT

No part of the work herein specified shall be assigned, subcontracted or sublet without the written consent of the OWNER.

All requests to subcontract any work shall include a certified copy of the executed subcontract agreement signed by both the General CONTRACTOR and the Subcontractor. All subcontract agreements shall list and itemize what work is being subcontracted and the amounts and/or basis of payment for such work. All subcontract agreements shall contain the required Federal and State Equal Employment Opportunity provisions and Labor Compliance provisions, including contract minimum wage requirements.

All work permitted to be subcontracted is conditional upon the timeliness and satisfactory performance of the Subcontractor and coordination of the CONTRACTOR. The Consultant may order the CONTRACTOR to remove a Subcontractor who is not performing satisfactory work or who is not performing work in a timely manner. Upon the Consultant's written direction, the CONTRACTOR shall comply at once and shall not employ the Subcontractor for any further work under this contract.

TERMS OF THE CONTRACT

The CONTRACTOR shall commence the contract work (first phase) upon receipt of a “Notice to Proceed” and shall complete performance of all work of this contract by May 14, 2026 (hereinafter referred to as the “CONTRACT TIME”). Refer to Section 001010 for additional schedule details. Failure to meet the CONTRACT TIME shall be made by the OWNER and/or Consultant upon inspection of the completed work, completion of any punch list items and after receipt of final release and waiver of liens in accordance with the requirements of the contract documents. This Contract may be terminated by the Village of Gurnee or by the CONTRACTOR for default in the performance of the Contract duties as described in the contract documents upon thirty (30) day’s written notice.

Provisions for liquidated damages, if any, for failure to timely attain a Milestone, Substantial Completion or completion of the Work in readiness for final payment, are set forth in the Contract Proposal.

SUSPENSION OF WORK

Should the CONTRACTOR, with the approval of the Consultant, stop work or should the weather conditions in the opinion of the Consultant be such that the work could not be properly and safely performed, then the Consultant may suspend the work until such time as weather conditions shall permit proper construction. In case of stoppage of work, the CONTRACTOR shall, at its own expense, store and be responsible for material and protection of the work and be responsible for all accidents as though the work was in progress. Should the work be delayed or suspended with the approval of the Consultant, the time of delay or suspension may be added to the time set for completion of the work.

WAIVERS OF LIEN REQUIRED

It is expressly understood that the Consultant reserves the right to direct that no payment be made to the CONTRACTOR should there be reason to believe that said CONTRACTOR has failed for any reason to make just payment to any employee, subcontractor or material supplier used or employed by the CONTRACTOR in the prosecution of the work, until the Consultant is satisfied that full and proper payment has been made. The CONTRACTOR shall secure and file with the OWNER progress and final waivers of lien for all materials incorporated into and labor and equipment employed on the work before payment requests are processed.

PARTIAL AND FINAL ACCEPTANCE OF THE WORK

Work on this Contract is not subject to partial inspection and acceptance. The entire work shall be made in a neat and workmanlike manner and all requirements shall be complied with in detail. The mere fact that some particular part or portion of the work may have been previously inspected, cleaned and set in order will not excuse the CONTRACTOR from again cleaning any and all portions so that the entire system of work shall be in proper condition and subject to final inspection by the Consultant and complying with the use intended at the time of acceptance by the OWNER. The date of final acceptance of work on this Contract is the date that the CONTRACTOR is issued final payment by the OWNER.

PAYMENT FOR COMPLETED WORK

Any payments made to the CONTRACTOR during the progress of the work shall in no way lessen the total and final responsibility of the CONTRACTOR, nor in any manner whatsoever waive any of the terms, conditions, covenants or requirements of the Contract, nor be considered a ratification of any act on the part of the Consultant, agents or representatives of the OWNER which in any manner may contravene any of the requirements or provisions of the Contract. During the course of the improvement, if the rate of progress is satisfactory to the Consultant, and it appears that all claims for labor and materials are satisfied, progress payments may be requested by the CONTRACTOR to the Consultant for payment by the OWNER.

The CONTRACTOR and Consultant shall certify in writing to the amounts of work completed, on forms prepared by the Consultant, prior to presentation to the OWNER for payment.

J.U.L.I.E.

The Contractor is to call J.U.L.I.E. (1-800-892-0123 or 811) forty-eight (48) hours prior to excavating for field locations of existing utilities. A minimum of forty-eight (48) hours' notice shall be given to the Public Works Director at 847-599-6800 prior to starting work.

PROTECTION OF EXISTING UTILITIES AND FACILITIES

EXISTING UTILITIES:

- A. The CONTRACTOR shall have full responsibility for locating all underground facilities in work areas, whether shown or not shown on the Drawings, for coordination of the WORK with the OWNERS of such underground facilities during construction, for the safety and protection thereof, and repairing any damage thereto resulting from the WORK; the cost of which shall be included in the Contract Unit Prices for the items specified.
- B. Rules, regulations, and codes governing the respective utilities which may be encountered shall be observed in executing all WORK.

EXISTING FACILITIES:

- A. The CONTRACTOR shall protect from damage all parts of curbs, paving, catch basins, manholes, drains, pavement, utilities, landscaping, and all other improvements liable to injury by his operations and shall, at his own expense, make good all such damages to the satisfaction of the OWNER.
- B. The CONTRACTOR shall clean and maintain all works areas at all times.
- C. The CONTRACTOR shall restore all parts of the site that are disturbed by the construction back to the same or better condition as existed prior to construction.

CONTRACTOR'S GENERAL WARRANTY AND GUARANTEE

CONTRACTOR warrants and guarantees to OWNER that all Work will be in accordance with the Contract Documents and will not be defective. OWNER is entitled to rely on CONTRACTOR'S warranty and guarantee.

OWNER'S rights under this warranty and guarantee are in addition to, and are not limited by, OWNER'S rights under the correction period provisions. The time in which OWNER may enforce its warranty and guarantee rights under this Paragraph is limited only by applicable Laws and Regulations restricting actions to enforce such rights; provided, however, that after the end of the correction period:

1. OWNER shall give CONTRACTOR written notice of any defective Work within sixty (60) days of the discovery that such Work is defective; and
2. Such notice will be deemed the start of an event giving rise to a Claim, such that any related Claim must be brought within thirty (30) days of the notice.

CONTRACTOR'S warranty and guarantee hereunder excludes defects or damage caused by:

1. abuse, or improper modification, maintenance, or operation, by persons other than CONTRACTOR, Subcontractors, Suppliers, or any other individual or entity for whom CONTRACTOR is responsible; or
2. normal wear and tear under normal usage.

CONTRACTOR'S obligation to perform and complete the Work in accordance with the Contract Documents is absolute. None of the following will constitute an acceptance of Work that is not in accordance with the Contract Documents, a release of CONTRACTOR'S obligation to perform the Work in accordance with the Contract Documents, or a release of OWNER'S warranty and guarantee rights under this Paragraph:

1. Observations by CONSULTANT;
2. Recommendation by CONSULTANT or payment by OWNER of any progress or final payment;
3. The issuance of a certificate of Substantial Completion by CONSULTANT or any payment related thereto by OWNER;
4. Use or occupancy of the Work or any part thereof by OWNER;
5. Any review and approval of a Shop Drawing or Sample submittal;
6. The issuance of a notice of acceptability by CONSULTANT;
7. The end of the correction period established;
8. Any inspection, test, or approval by others; or
9. Any correction of defective Work by OWNER.

If the Contract requires the CONTRACTOR to accept the assignment of a contract entered into by OWNER, then the specific warranties, guarantees, and correction obligations contained in the assigned contract will govern with respect to CONTRACTOR'S performance obligations to OWNER for the Work described in the assigned contract.

The CONTRACTOR shall warrant all work performed for a period of one (1) year from the date of final acceptance in writing by the OWNER. In case of acceptance of a part of the work for use or occupancy prior to final acceptance of the entire work, the guarantee for the part so accepted shall be for a period of one (1) year from the date of such partial acceptance, in writing, by the OWNER.

CORRECTION PERIOD

If within one (1) year after the date of Substantial Completion (or such longer period of time as may be prescribed by the Supplementary Conditions or the terms of any applicable special guarantee required by the Contract Documents), OWNER gives CONTRACTOR written notice that any Work has been found to be defective, or that CONTRACTOR'S repair of any damages to the Site or adjacent areas has been found to be defective, then after receipt of such notice of defect CONTRACTOR shall promptly, without cost to OWNER and in accordance with OWNER'S written instructions:

1. correct the defective repairs to the Site or such adjacent areas;
2. correct such defective Work;
3. remove the defective Work from the Project and replace it with Work that is not defective, if the defective Work has been rejected by OWNER, and
4. satisfactorily correct or repair or remove and replace any damage to other Work, to the work of others, or to other land or areas resulting from the corrective measures.

OWNER shall give any such notice of defect within sixty (60) days of the discovery that such Work or repairs is defective. If such notice is given within such sixty (60) days but after the end of the correction period, the notice will be deemed a notice of defective Work.

If, after receipt of a notice of defect within sixty (60) days and within the correction period, CONTRACTOR does not promptly comply with the terms of OWNER'S written instructions, or in an emergency where delay would cause serious risk of loss or damage, OWNER may have the defective Work corrected or repaired or may have the rejected Work removed and replaced. CONTRACTOR shall pay all costs, losses, and damages (including but not limited to all fees and charges of consultants, engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to such correction or repair or such removal and replacement (including but not limited to all costs of repair or replacement of work of others). CONTRACTOR'S failure to pay such costs, losses, and damages within ten (10) days of invoice from OWNER will be deemed the start of an event giving rise to a Claim, such that any related Claim must be brought within thirty (30) days of the failure to pay.

In special circumstances where a particular item of equipment is placed in continuous service before Substantial Completion of all the Work, the correction period for that item may start to run from an earlier date if so provided in the Specifications.

Where defective Work (and damage to other Work resulting therefrom) has been corrected or removed and replaced under this paragraph, the correction period hereunder with respect to such Work will be extended for an additional period of one (1) year after such correction or removal and replacement has been satisfactorily completed.

CONTRACTOR'S obligations under this paragraph are in addition to all other obligations and warranties. The provisions of this paragraph are not to be construed as a substitute for, or a waiver of, the provisions of any applicable statute of limitation or repose.

PERFORMANCE AND PAYMENT BONDS

CONTRACTOR shall furnish a performance bond and a payment bond, each in an amount at least equal to the Contract Price, as security for the faithful performance and payment of CONTRACTOR'S obligations under the Contract. These bonds must remain in effect until one (1) year after the date when final payment is authorized or until completion of the correction period, whichever is later.

SECTION 001010 - PROJECT SUMMARY

PART 1 - GENERAL

1.01. REQUIREMENTS INCLUDE

A. BASE BID:

1. Refer to the Contractor Proposal (Bid Form) for Base Bid work.

B. ALTERNATE BIDS:

1. Refer to the Contractor Proposal (Bid Form) for Alternate Bid work, if applicable.

C. UNIT PRICES:

1. Unit prices will be accepted for work that may or may not be necessary at the Owner's discretion, or as required, to complete the project. Refer to the Contractor Proposal (Bid Form), Item No. C.1 through C.3 for unit prices that may be utilized during the project.

D. The Contractor shall be registered and properly certified in the disciplines of work specified herein with the Illinois Office of the State Fire Marshal (OSFM).

E. Contractors shall comply with all laws, rules, and regulations governing the work.

1. When Contractor observes that Contract Documents are at variance with specified codes, notify Consultant in writing immediately. Consultant will review any changes in accordance with General Conditions or regulatory requirements.
2. When Contractor performs any work knowing or having reason to know that the work is contrary to such laws, rules, and regulations and fails to so notify the Consultant, Contractor shall pay all resulting costs. However, it will not be the Contractor's primary responsibility to make certain that the Contract Documents are in accordance with such laws, rules and regulations.

F. The Contractor shall bear full responsibility for coordinating his work with the work of all other Contractors and/or Sub-Contractors, and sole responsibility for completing his work on schedule.

1.02. DEFINITIONS AND ABBREVIATIONS

A. Definitions:

1. Standards: Standards are requirements set by authorities custom or general consent and established as accepted criteria.
2. Fabricated: Fabricated pertains to items specifically assembled or made of selected materials or components to meet individual design requirements.

3. Provide: Provide means furnish and install.

B. Abbreviations:

1. AIHA American Industrial Hygiene Association.
2. ANSI American National Standards Institute.
3. API American Petroleum Institute.
4. ASTM American Society for Testing and Materials.
5. CCDD Clean Construction or Demolition Debris
6. IDOL Illinois Department of Labor.
7. IDOT Illinois Department of Transportation.
8. IDPH Illinois Department of Public Health.
9. IEMA Illinois Emergency Management Agency.
10. IEPA Illinois Environmental Protection Agency.
11. ISPE Illinois Society of Professional Engineers.
12. MSHA Mine Safety and Health Administration.
13. NIOSH National Institute of Occupational Safety and Health.
14. NFPA National Fire Protection Association.
15. OSHA Occupational Safety and Health Administration.
16. OSFM Office of the State Fire Marshal.
17. PEI Petroleum Equipment Institute.
18. UL Underwriters Laboratories, Inc.

1.03. QUALITY ASSURANCE

A. Contractor shall:

1. Ensure that copies of specified codes and standards are readily available to Contractor's personnel.
2. Ensure that Contractor's personnel are familiar with workmanship and the requirements of specified codes and standards.

3. By executing the Contract, the Contractor acknowledges that he has satisfied himself as to the nature and location of the work, the general and local conditions, including those bearing upon transportation, disposal, handling and storage of materials, availability of labor, water, electric power, roads and uncertainties of weather, groundwater table or similar physical conditions of the ground, the character, quality and quantity of surface and sub-surface materials to be encountered, the character of equipment and facilities needed prior to and during the execution of the Work and all other matters which can in any way effect the Work or the cost there of under this Contract. Any failure by the Contractor to acquaint himself with all the available information concerning these conditions will not relieve him from any obligations with respect to his Contract.
4. Should discrepancies appear among the Contract Documents or between the Contract Documents and existing conditions, the Contractor shall request an interpretation from the Consultant. If the Contractor fails to make such request, it is presumed that both provisions were included in the construction price and the Consultant shall determine which of the conflicting requirements shall govern. The Contractor shall perform the Work at no additional cost to the Owner in accordance with the Consultant's determination. Where conflicts exist between or within the Contract Documents or between the Contract Documents and applicable standards, codes, ordinances, or manufacturer's recommendations, and clarification has not been requested from the Contractor prior to bidding as provided for above, the more stringent or higher quality standard shall prevail. Large scale drawings shall take precedence over small scale drawings, figured dimensions on the drawings over scaled dimensions and noted material over graphic representations.
5. The Contractor shall provide all work and materials which any section or part of the Specifications or conditions require him to provide regardless of whether such requirement is or is not faithfully repeated in other parts of documents thereof to which the provision might be appropriate.
6. The exactness of grades, elevations, dimensions, or locations given on any drawings issued by the Consultant or the work installed by other Contractors, is not guaranteed by the Consultant or Owner. In all cases of interconnection of his work with existing or other work, the Contractor shall verify at the site all dimensions relating to such existing or other work. Any errors due to the Contractor's failure to so verify all such grades, elevations, locations, or dimensions shall be promptly rectified by the Contractor without extra cost to the Owner.
7. The Contractor shall supervise and direct the performance of the Work, using his best skill and attention. Contractor shall be solely responsible for all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work under the Contract. The Contractor shall engage workmen who are skilled in performing the Work and all Work shall be performed with care and skill and in a good workmanlike manner under the full-time supervision of an approved engineer or foreman. The Contractor shall be liable for all property damage including repairs and replacements of the work and economic losses which approximately result from the breach of this duty.

8. The Contractors expressly agrees that he is in charge of and in control of the Work and he shall have sole exclusive responsibility to comply with the requirements of the Structural Works Act. Neither the Owner nor the Consultant is in charge of the Work or in control of the Work. The Consultant's services are for the purpose of observation to compare quality and quantity of the work against the Contract Documents and to call the attention of the Contractor to any deviations therefrom. The obligation of the Contractor shall be construed to include, but not limited to, injury or damage upon failure to use or misuse, by the Contractor, his agents and employees of any scaffold, hoist, crane, stay, ladder, support of other mechanical contrivance erected or constructed by any person or any or all other kinds of equipment, whether or not owned or furnished by the Contractor under the requirements of the Illinois Structural Work Act. Ill. Rev. Stat., ch. 48, section 60 et seq. The Contractor expressly agrees that he is exclusively responsible for compliance with OSHA and local regulations for construction and that he is the "employer" within the meaning of those regulations. Any provision in the Contract Documents in conflict with this paragraph shall be null and void.
9. Prior to the commencement of the Work, the Contractor shall deliver to the Consultant a Contractor's sworn statement duly executed and acknowledged listing all subcontractors.

1.04. REGULATORY REQUIREMENTS

A. Source and Requirements:

1. IEPA (Current editions at date of bidding documents).
 - a. Air Pollution Standards.
 - b. Noise Pollution Standards.
 - c. Water Pollution Standards.
 - d. Public Water Supplies.
 - e. Solid Waste Standards.
 - f. Illinois Recommended Standards for Sewage Work.
2. Illinois Purchasing Act, as amended (Illinois Revised Statutes, Ch. 127, Par. 132.1 et seq.).
3. OSFM:
 - a. Gasoline and Volatile Oils (Illinois Revised Statutes, Ch. 17 1/2, Par. 31 et seq. or current at time of work).
 - b. Liquefied Petroleum Gases (Illinois Revised Statutes, Ch. 104, Par. 119 et seq. or current at time of work).
 - c. Liquefied Petroleum Gas Containers (Illinois Revised Statutes, Ch. 104, Par. 133 et seq. or current at time of work).
 - d. Illinois Rules and Regulations for Fire Prevention and Safety, as amended 24 DEC 73 or current at time of work. (Except IOE).
 - e. Illinois Fire Prevention and Safety Laws and Fire Protection District Laws.

4. Standards:
 - a. NFPA: National Fire Codes, current edition at time of work.
 1. No. 70-87, National Electrical Code.
 2. No. 101-81, Life Safety Code, Chapter 15.
5. Uniform Building Code, current edition at time of work.
6. The Consultant may reference other codes or standards throughout the Project Specifications when deemed appropriate for proper compliance with regulatory requirements. See Sections 002080, 002081, 002082, 003001, 131250, and 321200 for additional codes and regulations which apply specifically to the work of this project.

1.05. SCHEDULE

- A. Contractor shall begin work upon receipt of a Contract and as new key equipment items can be delivered for installation, and following all permitting, submittal approval, etc. All work is expected to be substantially complete on or before May 7, 2027 and completed in-full on or before May 14, 2027.
- B. Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Contract, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.
- C. If the Contract is delayed at any time in progress of the work by changes ordered in the Work, by labor disputes, fire, unusual delay in deliveries, abnormal adverse weather conditions not reasonably anticipated, unavoidable casualties or any causes beyond the Contractor's control, or by other causes which the Consultant or Owner determines may justify delay, then the Contract time shall be extended by Change Order for such reasonable time as the Owner and Consultant may determine. If the contract work is delayed for an unreasonable amount of time due to the Contractor's negligence or lack of performance, as determined by the Owner and Consultant, all legally available recourse and action will be enforced.
- D. Expected Bidding and Construction Sequence/Schedule:

1. Notice to Bid Issued-	July 9, 2026
2. Pre-Bid Meeting and Walk-Through (mandatory)-	July 16, 2026 (1:00 pm)
3. RFIs Due-	July 21, 2026 (by 5:00 pm)
4. Responses to RFIs Posted-	July 23, 2026 (by 5:00 pm)

5. Bids Due/Bid Opening-	July 30, 2026 (10:00 am)
6. Letter of Intent to Award-	August 3, 2026
7. Village Board Meeting (Formal Approval)-	August 10, 2026 (7:00 pm)
8. Formal Contract Processing-	August 2026
9. Bonds and Insurance Submittal Due-	August 2026
10. OSFM/Local Permit Submittal/Equipment Orders Begin-	August 2026
11. Pre-Construction Meeting, Submittal Processing, etc.-	August 2026 (Date and Time TBD)
12. Start of Site Work (Phase 1, UST Installation Work)-	Late Summer/ Early Fall 2026
13. Construction Pause (Phase 1, New Installation Work)-	Late Fall/ Early Winter 2026
14. Construction Resumes (Phase 2, New Installation Work)-	March 15, 2027
15. Estimated Substantial Completion/Punch List (All New Installation Work and All Removal Work)-	May 7, 2027
16. Estimated Final Project Completion-	May 14, 2027

1.06. SUBMITTALS

A. The following submittals are due before or on the date of the Pre-construction Meeting.

1. Executed Contract.
2. Executed Notice to Proceed, if applicable.
3. Certificates of Insurance.
4. Performance Bond
5. Labor and Materials Payment Bond.
6. Work Schedule.
7. Other submittals listed the technical specification sections or as may be required.

- a. Contractor shall graphically designate start and finish dates for each of the following disciplines:
 - 1. Mobilization and material equipment delivery.
 - 2. Site/work area preparation.
 - 3. UST system installation work.
 - 4. Initial and final concrete work.
 - 5. UST system removal work.
 - 6. Inspections, testing, etc.
 - 7. Site restoration.
 - 8. Demobilization/clean-up.
 - 9. System training session.
 - b. Schedule shall identify the first work day of each week.
 - c. Schedule shall identify work of separate areas.
 - d. Indicate number of workers required to be on site for each portion of the work for each week and the cumulative percentage of work completed as of the first day of each week.
 - e. Indicate all overtime and multiple shift work planned, at least two (2) days in advance, as appropriate. All overtime and multiple shift work must be approved by the Owner prior.
- 8. Submit copies of all permits/notifications sent and approved to governing agencies as appropriate. No work will begin without all permits in-place and copied to Consultant and Owner.
 - 9. Submit all required shop drawings and project data sheets.
 - 10. The Pre-construction Meeting and any subsequent project coordination or progress meetings shall be attended by:
 - a. Contractor's Superintendent/representative(s).
 - b. Pertinent sub-contractors.
 - c. Owner's Representative(s).
 - d. Consultant's Representative(s).
 - 11. If deviations or changes to products or equipment scheduled to be used occurs, Contractor shall submit to the Consultant, for approval, new product and equipment data sheets.

1.07. CONTRACTOR'S USE OF PREMISES

- A. Confine operations at site to areas permitted by the Owner and their representatives.
 - 1. In general, all of the Contractor's storage, staging, parking, etc. shall be as specified, as shown on project drawings, as approved by the Owner, and as agreed to at the Pre-Construction Meeting.
 - a. Confer with the Owner's representative and obtain full knowledge of all site rules and regulations affecting work.

- b. Conform to site rules and regulations while engaged in project construction.
- c. Site rules and regulations take precedence over others that may exist outside such jurisdiction.
- d. Employee list: The Owner's representative may examine Contractor's list of employees, including those of his subcontractors and their agents.
- e. Vehicle use: Rigidly enforce the following:
 - 1. Keep all vehicles, mechanized or motorized equipment locked at all times when parked and unattended on premises.
 - 2. Do not, under any circumstances, leave any vehicle unattended with motor or engine running, or with ignition key in place.
 - 3. Parking is permitted only in areas designated by Owner's representative.
 - 4. All traffic control subject to Owner's representative's approval.
 - 5. Any and all asphalt paved surfaces shall be maintained and kept free of damage or clutter at all times.
 - 6. Where the Contractor's equipment is operated on any portion of the traveled surface used by traffic on or adjacent to the work area including streets and access drives, the Contractor shall clean the traveled surface of all dirt and debris at the end of each day's operation. The cost of the above work shall be included in the bid and no additional compensation will be allowed. The Consultant shall not be responsible for determining whether the Contractor is in compliance with this requirement.
 - 7. Unrestricted access of Owner's emergency vehicles shall have precedence over all Contractor equipment, vehicles, etc. locations.

- A. Do not unreasonably encumber the site with materials or equipment.
- B. Assume full responsibility for protection and safekeeping of products stored on site.
- C. Move all stored products or equipment which interferes with operations of Owner or other Contractors.
- D. Obtain and pay for use of additional storage or work area needed for operations.
- E. Limit use of site for work and approved storage only.
- F. The work site under this contract is to remain fully operational during all phase of work. Contractor, sub-contractors, deliveries, etc. are expected to fully cooperate in every way with the daily operations of the site.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END Section 001010.

SECTION 001310 - PROJECT MANAGEMENT AND COORDINATION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Contract and Proposal Requirements (Division 0), General Requirements (Division 1), all Site Work Divisions, and Project Drawings apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative provisions for coordinating project/construction operations including, but not limited to, the following:
 - 1. Administrative and supervisory personnel.
 - 2. Project meetings.
 - 3. Requests for Interpretation/Information (RFI).
- B. Each Contractor shall participate in coordination requirements. Certain areas of responsibility will be assigned to a specific Contractor.

1.3 DEFINITIONS

- A. RFI: Request from Contractor seeking interpretation, information, or clarification of the Contract Documents (Project Specifications).

1.4 COORDINATION

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.
- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
 - 1. Prepare similar memoranda for Owner and separate Contractors if coordination of their Work is required.
- C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of other contractors to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
 - 1. Preparation of Contractor's Construction Schedule.
 - 2. Preparation of the Schedule of Values.

3. Installation and removal of temporary facilities and controls.
 4. Delivery and processing of submittals.
 5. Progress meetings.
 6. Pre-installation conferences.
 7. Project close-out activities.
 8. Startup and adjustment of systems.
 9. Project closeout activities.
- D. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials.
1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. Refer to other Sections for disposition of salvaged materials that are designated as Owner's property.

1.5 SUBMITTALS

- A. Key Personnel Names: Within ten (10) business days after Contract execution or at Pre-Construction Meeting, submit a list of key personnel assignments, including manager and superintendent and other personnel. Identify individuals and their duties and responsibilities; list office addresses and telephone (office and mobile) numbers. Provide names, office addresses, and telephone (office and mobile) numbers of individuals assigned as standbys in the absence of individuals assigned to project.

1.6 ADMINISTRATIVE AND SUPERVISORY PERSONNEL

- A. General: In addition to Project superintendent and Project manager, provide other administrative and supervisory personnel as required for proper performance of the Work.

1.7 PROJECT MEETINGS

- A. General: In addition to the scheduled Pre-Construction Meeting, schedule and conduct meetings and conferences at the project site during the Work, unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Consultant of scheduled meeting dates and times.
 2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.

3. Minutes: Record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Consultant, within five (5) days of the meeting.
- B. Pre-Construction Meeting: A Pre-Construction Meeting will be scheduled on a date/time for between Contract Award and the anticipated start of work date. Refer to Project Summary (Section 001010) for additional information and requirements regarding the Pre-Construction Meeting.
- C. Progress Meetings: Conduct progress meetings at weekly intervals and/or at intervals requested by the Owner or Consultant. Coordinate dates of meetings with preparation of payment requests.
1. Attendees: In addition to representatives of Owner and Consultant, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at progress meetings shall be familiar with project and authorized to discuss matters relating to the Work.
 2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
 - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's Construction Schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
 - 1) Review schedule for next period.
 - b. Review present and future needs of each entity present, including, but not limited to, the following:
 - 1) Sequence of activities.
 - 2) Status of submittals.
 - 3) Access.
 - 4) Deliveries
 - 5) Work hours.
 - 6) Progress cleaning.
 - 7) Quality and work standards.
 - 8) Status of correction of deficient items.
 - 9) Field observations.
 - 10) RFIs.
 - 11) Status of proposal requests.
 - 12) Pending changes.
 - 13) Status of Change Orders.

3. Minutes: Record the meeting minutes and distribute to all meeting attendees.
4. Reporting: Distribute minutes of the meeting to each party present and to parties who should have been present.
 - a. Scheduling Update: Revise Contractor's Construction Schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

1.8 REQUESTS FOR INTERPRETATION (RFIs)

- A. Procedure: Immediately on discovery of the need for interpretation of the Contract Documents, and if not possible to request interpretation at Project meeting, prepare and submit an RFI in the form specified.
 1. RFIs shall originate with Contractor. RFIs submitted by entities other than Contractor will be returned with no response.
 2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Content of RFI: Include a detailed, legible description of item needing interpretation and the following:
 1. Project name.
 2. Date.
 3. Name of Contractor.
 4. Name of Consultant/Engineer.
 5. RFI number, numbered sequentially.
 6. Specification Section number and title and related paragraphs, as appropriate.
 7. Drawing number and detail references, as appropriate.
 8. Field dimensions and conditions, as appropriate.
 9. Contractor's suggested solution(s). If Contractor's solution(s) impact the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
 10. Contractor's signature.

11. Attachments: Include drawings, descriptions, measurements, photos, Product Data, Shop Drawings, and other information necessary to fully describe items needing interpretation.
- C. Consultant's Action: Consultant will review each RFI, determine action required, and return it. Allow five (5) business days for Consultant's response for each RFI. RFIs received after 1:00 p.m. will be considered as received the following work day.
1. The following RFIs will be returned without action:
 - a. Requests for approval of submittals.
 - b. Requests for approval of substitutions.
 - c. Requests for coordination information already indicated in the Contract Documents.
 - d. Requests for adjustments in the Contract Time or the Contract Sum.
 - e. Requests for interpretation of Environmental Consultant's actions on submittals.
 - f. Incomplete RFIs or RFIs with numerous errors.
 2. Consultant's action may include a request for additional information, in which case Consultant's time for response will start again.
 3. Environmental Consultant's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to these specifications.
 - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Consultant in writing within five (5) business days of receipt of the RFI response.
- D. On receipt of Consultant's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Consultant within five (5) business days if Contractor disagrees with response.

PART 2 - PRODUCTS

Not Used

PART 3 - EXECUTION

Not Used

END Section 001310.

SECTION 002080 - UNDERGROUND STORAGE TANK SYSTEM REMOVAL/DEMOLITION

PART 1 - GENERAL

1.01. SUMMARY

A. Contract Documents and Related Requirements:

1. The Contract Documents, general provisions of the Contract, including general and supplementary conditions, if applicable, and other contractual specification sections, apply to the work of this section. The Contract Documents show the work of the contract and related requirements and conditions impacting the project. Related requirements and conditions include applicable codes and regulations, notices and permits, existing site conditions and restrictions on the use of the site, requirements for partial Owner occupancy during work, and coordination with other work and phasing of work. Whenever there is a conflict or overlap of the above references, the more stringent provisions shall apply.
2. By submitting a bid, the Contractor acknowledges that he has investigated and satisfied himself as to:
 - a. The conditions affecting the work, including but not limited to, the physical conditions of the site which bear upon site access, handling and storage of tools and materials, access to water, electric or other utilities, or otherwise affect performance of required activities.
 - b. The character and quantity of surface materials and of obstacles to be encountered in so far as this information is reasonably ascertainable from an inspection of the site and from information presented in the Contract Documents included with this contract. Failure by the Contractor to acquaint himself with available information will not relieve him of the responsibility for properly estimating the difficulty or cost of successfully performing the work. The Owner is not responsible for conclusions or interpretations made by the Contractor on the basis of the information made available by the Owner.

1.02. SCOPE OF WORK COVERED BY THIS SECTION

A. UST System Removal/Demolition Work:

1. Provide all labor, materials, equipment, services, insurance, etc. to fully compete the following items relating to the removal of one (1), 8,000-gallon gasoline UST system and one (1), 6,000-gallon diesel fuel UST system:
 - a. Secure and demarcate area for removal activities, as specified herein and as shown on Project Drawings.
 - b. Disconnect/remove and properly dispose, electrical equipment, all aboveground conduits, and electrical and data wires from existing fuel island to existing USTs.

- c. Disconnect existing interior Veeder-Root TLS-4B leak detection console/equipment. Contractor shall relocate, reconnect, and reprogram existing leak detection components to new interior Mechanical Room location inside the Public Works office building, near new UST system installation area, as shown on Project Drawings. See Project Drawings for details regarding the removal of interior electrical panel and fuel site controllers.
- d. Disconnect/remove and properly dispose of, exterior steel shield and junction box at the base of the south building and interior electrical conduit and wiring associated with the existing UST systems. Underground conduit shall be abandoned in-place from the junction box to the conduit not exposed by pavement removal near the existing UST area. Refer to Project Drawings.
- e. Disconnect and remove fuel management island terminal for proper disposal.
- f. Disconnect/remove existing exterior fire extinguisher and case, signage, and emergency shut-off switch. Reinstall at new UST system location.
- g. Removal and proper disposal of existing product dispensers, and all accessories associated with existing fuel island, as specified herein and as shown on Project Drawings. All signage and any other items temporarily fixed to fuel island features and canopy shall be relocated to new UST system location.
- h. Demolish and properly dispose of existing canopy structure, including canopy columns and column anchor bolts at top of existing concrete footings, as shown on Project Drawings. Remove canopy steel and demolition debris from site immediately.
- i. Saw-cut existing asphalt pavement around UST concrete slab and approach apron concrete slabs in even and straight lines as shown on Project Drawings. Remove asphalt debris from site immediately. Asphalt replacement work by others.
- j. Remove and properly dispose of existing concrete pavement above USTs, as shown on Project Drawings. Concrete slabs not associated with the existing UST system removal shall remain in-place and be protected from damage during the work. Remove concrete debris from site immediately.
- k. Remove and properly dispose of existing fuel island approach apron concrete, as shown on Project Drawings. Remove concrete debris from site immediately.
- l. Remove, and properly dispose of all existing fuel island concrete, forms, below grade equipment, as specified herein and as shown on Project Drawings.

- m. Remove and properly dispose of existing vent line risers, observation wells at UST area, and other components associated with UST area.
 - n. Excavation/removal and stockpiling of backfill material from above and adjacent to USTs and product piping trenches, as applicable, as shown on Project Drawings. If backfill material and/or soil material is impacted, as determined by the OSFM representative, the Environmental Consultant, and/or soil sample data, refer to Section 002081, Soil Remediation Work, for additional details.
 - o. Removal (pumping), transport (by licensed special liquid waste hauler), and manifested disposal of 2,000 gallons (total) of product remaining in USTs and/or entering the excavation during the work. Include, demurrage charge, if applicable, in gallonage fee.
 - p. Excavation, removal, cleaning, and certified disposal of one (1), 8,000-gallon double-wall fiberglass gasoline UST and one (1), 6,000-gallon double-wall fiberglass diesel fuel UST from locations shown on Project Drawings. The Owner will remove as much product from the USTs as feasibly possible prior to the tank removal work. The Contractor shall be responsible for the removal (pumping), transport, and manifested disposal of remaining residual product and/or sludge, beyond the 2,000-gallon Base Bid allowance noted above.
 - q. Furnish and install new CA-6 grade crushed stone/gravel backfill, or approved equal, compacted in 12" lifts to 95% modified proctor for new concrete apron at former piping trenches and at location of UST area following removal. Furnish, install, and compact new gravel backfill to an elevation matching surrounding pavement to remain.
- 2. Refer to Section 002081, Soil Remediation Work, for work requirements relating to the remediation of impacted backfill/soils and the removal of groundwater and/or surface water run-off making contact with impacted backfill/soils. The presence of impacted backfill and soil material will be determined by the OSFM representative and the Environmental Consultant.
 - 3. Refer to Section 002082, UST System Installation Work and Project Drawings for work requirements relating to the installation of new UST system equipment and components.
 - 4. Refer to Section 003001, Concrete Work and Project Drawings for work requirements relating to the installation of new reinforced concrete (slabs) pavement at new UST systems and new fuel island area.
 - 5. Refer to Section 131250, Canopy Installation and Features and Project Drawings for work requirements relating to the installation of a new fuel island canopy at new fuel island area.
 - 6. All asphalt replacement work at areas of UST system removal work by others.

1.03. CONTRACTOR'S USE OF PREMISES

- A. It is the Owner's intention to remove or use as much of the product remaining in the USTs as possible prior to the start of work. See Section 1.02.A.1.p above for additional information.
- B. The Owner will make arrangements to allow the Contractor access to the site. The hours that the Contractor will work will be agreed to at the Pre-Construction Meeting held prior to commencement of work.
- C. The work shall be limited to specific confined areas of the site. Unlimited access is specifically not permitted. Refer to Section 001010, Project Summary and Project Drawings for site restrictions and usage.

1.04. DEFINITIONS

- A. Definitions and explanations here are neither complete nor exclusive of all terms used in the Contract Documents, but are general for the work to the extent they are not stated more explicitly in another element of the Contract Documents. Drawings must be recognized as diagrammatic in nature and not completely descriptive of the requirements indicated thereon.

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"OSFM" means the Office of the State Fire Marshal, Division of Petroleum and Chemical Safety, Springfield, Illinois.

"OSHA" means the Occupational Safety and Health Administration, Washington, D.C.

"Petroleum" [including crude oil or any fraction of crude oil that is liquid at standard conditions of temperature and pressure (60°F and 14.7 pounds per square inch absolute)], includes but is not limited to petroleum-based substances comprised of a complex blend of hydrocarbons derived from crude oil through processes of separation, conversion, upgrading or finishing, such as motor fuels, jet fuel, distillate fuel oils, residual fuels oils, lubricants and petroleum solvents.

"Regulated substance" means any petroleum product or hazardous substance as defined in this Section.

"Remover" means any person, corporation or other entity engaged in the removal of any "underground storage tank" or "UST".

"Shall" means the stated provision is mandatory.

1.05. INCORPORATION BY REFERENCE-FEDERAL AND STATE REGULATIONS AND OTHER STANDARDS

- A. Referenced standards organizations: The following acronyms or abbreviations as referenced in the contract documents are defined to mean the associated names. Both names and addresses are subject to change, and are believed to be, but are not assured to be, accurate and up-to-date as of date of contract documents:

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API American Petroleum Institute
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ASTM American Society for Testing and Materials
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CFR Code of Federal Regulations
(Available from Government Printing Office)
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EPA Environmental Protection Agency (U.S.)
www.epa.gov

IDOT Illinois Department of Transportation
www.dot.state.il.us

IEMA Illinois Emergency Management Agency
www.state.il.us/iema

IEPA Illinois Environmental Protection Agency
www.epa.state.il.us

MIL-STD Military Standards/Standardization Division
www.everyspec.com

MSHA Mine Safety and Health Administration
(U.S. Department of Labor, Respiratory Protection Division)
www.msha.gov

NBS National Bureau of Standards
(See NIST)

NEC National Electrical Code (by NFPA)
www.nfpa.org

NEMA National Electrical Manufacturers Association
www.nema.org

NFPA National Fire Protection Association
www.nfpa.org

NIOSH National Institute of Occupational Safety and Health
www.niosh.com

NIST National Institute of Standards
www.nist.gov

OSFM (Illinois) Office of the State Fire Marshal
www.sfm.illinois.gov

OSHA Occupational Safety and Health Administration
www.osha.gov

PEI Petroleum Equipment Institute
www.pei.org

UL Underwriters Laboratories
www.ul.com

B. Generally Applicable Codes, Regulations, and Standards.

1. Except to the extent that more explicit or more stringent requirements are written directly into the contract documents, all applicable codes, regulations, and standards have the same force and effect (and are made a part of the contract documents by reference) as if copied directly into the contract documents, or as if published copies are bound herewith.

C. Contractor Responsibility:

1. The Contractor shall assume full responsibility and liability for the compliance with all applicable federal, state, and local regulations pertaining to work practices, hauling, and disposal, and protection of workers, visitors to the site, and persons occupying areas adjacent to the site. The Contractor is responsible for providing medical examinations and maintaining updated medical records of personnel required by the applicable Federal, State, and local regulations. The Contractor shall hold the Village of Gurnee and their Engineers and Consultants harmless for failure to comply with any applicable work, hauling, disposal, safety, health, or other in the part of himself, his employees, or his subcontractors.

D. Regulations and Recommendations Practices:

1. All work must, at a minimum, conform to the latest rules and regulations of the OSFM, OSHA, EPA, IEPA regulations, as well as all applicable local regulations.
2. UST system removal work shall be conducted in accordance with API Recommended Practice 1604 and related requirements.
3. Confined space entry shall be conducted in accordance with ANSI Standard Z117.1-1989.
4. UST cleaning shall be conducted in accordance with API Recommended Practice 2015 or approved scrape and shovel or power rinse methods.
5. The work must also conform to the requirements specified herein and on Project Drawings, both of which are a part of these Project Specifications.
6. Wherever inconsistencies occur between the referenced materials, the more stringent shall apply. The intent of these documents is that extraordinary care must be taken to assure the work is conducted in a manner which provides the highest level of safety for the broadest number of people.

1.06. NOTIFICATIONS

- A. The Contractor shall notify the Consultant not less than forty-eight (48) hours prior to any work scheduling deviations.
1. The Contractor shall not submit any notification to any regulatory body without approval from the Owner and Consultant prior.

2. The Contractor shall be responsible for submitting an Application for Permit to Remove the UST with the OSFM upon receipt of the Letter of Intent to Award. Work shall not begin without the approved permit in-hand. Any and all fees will be waived relating to permits issued by the Village of Gurnee.
3. The Contractor shall be responsible for notifying the local fire department upon receipt of the Letter of Intent to Award.
4. Notice for removal of the tank shall be given to the OSFM, Division of Petroleum and Chemical Safety, by telephone seventy-two (72) hours prior to date of removal.
5. Prior to commencement of the work, the Contractor shall obtain a construction permit from all state and local regulatory agencies, if applicable. The Contractor shall also obtain the exact locations of all utilities, public and private, in the work area.
6. Prior to commencement of the work, the Contractor shall make arrangements with a landfill and/or reclamation facility for the disposal of liquid waste consisting of petroleum product, sludge, or residual cleaning product from the UST and as generated by the UST cleaning process.
7. Upon completion of the work, the Contractor shall submit copies of Removal Certificate, Tank Destruction Certificate, liquid waste manifests, and any other documentation generated during the work of this section to the Consultant when received.
8. The UST system removal work, as specified in this section, and as shown on Project Drawings shall commence and take place after the installation and operational approval of the new UST system installation work (see Section 002082), unless instructed otherwise.

1.07. SUBMITTALS

A. The Contractor shall submit proof of being currently registered with the OSFM.

B. Contingency Plans and Arrangements:

1. Prepare a contingency plan for emergencies including fire, accident, failure of power or any other event that may require modification of standard operating procedures during removal. Include specific procedures to ensure safe exiting and to provide medical attention in the event of an emergency. Post the telephone numbers and locations of emergency services including fire, ambulance, doctor, hospital, police, power company and telephone company. Provide assistance on developing contingency plans for responding safely and efficiently to any emergency during removal. Prior to the start of work, the Contractor shall instruct his employees regarding evacuation procedures to be used in the event of work place emergencies.

C. Pre-Construction Meeting:

1. The successful Bidder shall attend a Pre-Construction Meeting tentatively scheduled for August 2026 (date and time to be determined). In attendance at this meeting will be representatives of the Owner, the Environmental Consultant, the Contractor, and all subcontractors, as applicable and as further detailed in Section 001010, Project Summary.
2. The Contractor's supervisory personnel who will provide on-site direction shall also attend.
3. The Contractor shall provide the following information at the Pre-Construction Meeting:
 - a. Work area preparation details including security.
 - b. Personnel protective equipment.
 - c. Decontamination procedures for the work area and equipment.
 - d. Procedures for handling and disposing of waste materials.
 - e. Emergency procedures.
 - f. Additional requirements outlined in subsequent sections.
4. Other submittals as outlined in Section 001010, Project Summary.

PART 2 - PRODUCTS

2.01. MATERIALS

- A. Disposal drums for liquids, if used, shall be metal with locking ring tops and shall meet DOT specifications. Drums are to be removed from work site at the end of each day.
 1. Stick-on labels as per EPA/OSHA/DOT requirements for handling, transport, and disposal of special waste in drums.
 2. Construction warning signs as required by OSHA.
- B. Utilize negative pressure, half-face respirators equipped with the appropriate filter cartridges for tank cleaning procedures.
- C. Contractor shall furnish and install CA-6 grade crushed stone/gravel backfill, or approved equal, compacted in 12" lifts to 95% modified proctor for new concrete apron at former piping trenches and at location of UST area following removal. See Project Drawings for additional details. Provide load or trip tickets for each load of gravel and submit to the Consultant upon conclusion of work.
- D. Additional safety equipment (e.g. hard hats meeting the requirements of ANSI Standard z89.1-1981, eye protection meeting the requirements of ANSI Standard z87.1-1979, safety shoes meeting the requirements of ANSI Standard z41-1967, disposable PVC gloves, etc.) shall be worn by workers and authorized visitors as necessary.

2.02. EQUIPMENT

- A. The Contractor shall be responsible for supplying the appropriate equipment, excavators, trucks, and tools in good working order to properly and safely perform the UST system removal work specified in this Section. Any additional cost incurred by the Owner due to equipment malfunction, damage, or vandalism shall be the responsibility of the Contractor.

PART 3 - EXECUTION

3.01. PREPARATION

- A. Only workers who have been trained under the pertinent OSHA requirements will be allowed on site. Any clean-up operations must meet the applicable requirements of OSHA's Hazardous Waste Operations and Emergency Response Standard.
- B. Prior to beginning work, the work area must be adequately lighted and ventilated according to the applicable OSHA standards and OSFM approved methods. The area should be monitored for explosive gas. If such gas is detected, it must be removed by a method that will not detonate the mixture.
- C. Prior to the commencement of work, the area must be protected from tank content spills.
- D. Work shall commence only after adequate ventilation has been established with regard to health and safety considerations as well as dust and odor control.
- E. Health and safety considerations for the workers shall be the responsibility of the Contractor. The Contractor shall comply with applicable OSHA and local requirements regarding this matter.
- F. Throughout the work, the Contractor shall strive to keep noise, odors, and fugitive dust to a minimum.
- G. Contractor shall prepare the area for removal/demolition work, including, but not limited to Owner notification when work will occur, appropriately expanding the work safety zone area, and the mobilization of hauling vehicles for prompt removal.

3.02. REMOVAL AND DISPOSAL OF SURFACE MATERIAL

- A. Concrete and asphalt surface materials shall be removed in such a manner so as to facilitate UST system removal work. Saw-cut and remove existing asphalt in even and straight lines as shown on Project Drawings. Concrete and asphalt debris materials shall be removed from the site for proper disposal immediately upon removal.
- B. Any damage to adjacent, existing concrete pavement or concrete curbs to remain, beyond what is considered reasonable to properly complete the removal, as specified, shall be repaired or replaced at no cost to the Owner.

C. Asphalt replacement work by others.

3.03. REMOVAL OF PRODUCT

- A. Any remaining product from UST systems not removed by the Owner or generated by the cleaning process shall be removed from the UST and associated piping and properly manifested and disposed.
- B. Liquids shall be disposed in a manner authorized by the Consultant and according to governing regulations.
- C. Liquids shall not be stored on-site and must be removed at the end of each work day.

3.04. EXCAVATION OF BACKFILL MATERIALS

- A. Backfill materials shall be removed from around the tank and pipe trenches in a manner which will minimize disturbance to adjacent areas and soils not being removed. Care must be exercised so as not to impact the integrity of nearby structures or utilities.
- B. If petroleum-impacted soil is discovered, as determined by the OSFM and/or the Environmental Consultant, refer to Section 002081, Soil Remediation Work and the Bid Form.
- C. If impacted soils are not discovered during or following the UST system removal work, as determined by the OSFM, the Environmental Consultant, and/or by soil sample data, all excavated materials shall be returned to the excavation and compacted with additional new gravel backfill as described in Section 2.01.C of this section and on Project Drawings.

3.05. SOIL DISPOSAL

- A. If petroleum-impacted soils are discovered, as determined by the OSFM, the Environmental Consultant, and/or by soil sample data, refer to Section 002081, Soil Remediation Work and Bid Form.
- B. If product from the existing UST systems or from cleaning operations come in contact with soils not determined to be contaminated, proper disposal of such soils, and all related costs, shall be the responsibility of the Contractor.

3.06. EXCAVATION DRAINAGE

- A. The Contractor shall be responsible for pumping, transport, and manifested disposal of any liquids which may enter the excavation during the project. Refer to Section 002081.

3.07. SHORING, SHEETING, AND BRACING

- A. The Contractor shall take every precaution to guard against any movement or settlement of existing or new construction. The Contractor shall be responsible for the design and adequacy of an earth retention system.
- B. Shoring, sheeting, bracing, protection, jacks, and cribbing which may be required shall conform to the requirements of the OSHA and Local and State regulations.
- C. The Contractor shall maintain the earth retention system in good condition and remove sheeting, shoring, and bracing when no longer needed as the excavation is backfilled. Fill and compact all voids created by removal of sheeting, shoring, bracing, or other similar work as same are removed.

3.08. REMOVAL OF ASSOCIATED PIPING, DISPENSERS, AND EQUIPMENT

- A. Remove and properly dispose of all fill pipes, gauge pipes, vent pipes, product delivery ports/pipes, etc. from the USTs.
- B. Remove from site for proper disposal, fuel pumps (dispensers), dispenser sumps, and associated items with removed UST systems.
- C. All signage, fire extinguishers, and any other items temporarily fixed to fuel island features shall be removed by the Contractor and returned to the Owner for storage. Signage shall be reinstalled at new UST system area.

3.09. PURGING THE TANKS

- A. Tanks will be purged of flammable and combustible gases as recommended in API Recommended Practice 1604 or as approved by the OSFM Representative.
- B. The tank vapor space is to be tested by placing the combustible gas indicator probe into the fill opening with the drop tube removed. Readings should be taken at the bottom, middle, and upper portions of the tank, and the instrument should be cleared after each reading. If the tank is equipped with a non-removable fill tube, readings should be taken through another opening. Liquid product must not enter the probe. Readings of 5% or less of the lower explosion limit (LEL) must be obtained before the tank is considered safe for removal from the ground.
- C. Combustible gas indicator readings may be misleading where the tank atmosphere contains less than 5% by volume oxygen, as in a tank vapor-freed with carbon dioxide, nitrogen, or another inert gas. In general, readings in oxygen-deficient atmospheres will be on the high or safe side. It may be desirable to use an oxygen indicator to assess the oxygen concentration.

3.10. REMOVAL

- A. UST removal shall be conducted in accordance with API Publication 1604.

1. After the tank has been freed of vapors and before it is removed from the excavation, plug or cap all accessible holes. One (1) plug should have a 1/8" vent hole to prevent the tank from being subjected to excessive differential pressure caused by temperature changes. The tank should always be positioned with this vent plug on top of the tank during subsequent transport and storage.
2. Excavate around the tanks to uncover for removal. Remove the tanks from the excavation and place them on a level surface. Use wood blocks to prevent movement of the tanks after removal and prior to loading on a truck for transportation. Use threaded (boiler) plugs to plug any corrosion holes in the tank shells.
3. Spills or drips during the process of UST removal shall be contained to minimize additional contamination.
4. All hold-down straps associated with the tanks shall be removed and disposed of in accordance with all federal, state, and local regulations.
5. Concrete hold-down slab at bottom of tank excavation, if encountered, shall remain in-place following the tank removal work providing soil contamination is not present at levels requiring additional soil remediation. The determination as to the existence and levels of contamination in these areas will be made by the OSFM and Environmental Consultant.

3.11. TANK CLEANING

A. Tank cleaning shall be conducted in accordance with IEPA-approved methods.

1. Once ventilation, lighting and explosive monitoring is established, the tank contents can be evacuated.
2. Confined space entry procedures according to applicable state and/or federal standards must be followed when entering the tank. The tank interior must be ventilated and monitored for explosive gas and percentage of oxygen. In the event that an explosive gas exists, it must be removed in such a way as to not detonate the mixture.
3. After the tank is cleaned, it will be visually inspected for signs of free sludge and petroleum residue. The tank will be deemed clean when it meets the OSFM representative's and/or the Consultant's approval.
4. All wastes generated by the tank cleaning process shall be manifested and disposed of as special waste with an approved hauling and disposal companies.
5. Tank cleaning operations shall take place the same day of the tank removal.

3.12. DISPOSAL

A. Sludge Disposal Procedures:

1. All materials found within the tanks shall be disposed of as special waste.
- B. Drums with sealable, bolted ring-tops shall be used for the disposal of all sludge and associated cleaning materials not removed by pumper truck. Drums may not remain on-site overnight.
- C. A manifest must be prepared and signed "received" by an authorized landfill employee. A copy of same shall be submitted to the Owner upon receipt.
- D. Provide Owner with proof that tanks were rendered useless and reduced to scrap following removal (Tank Destruction Certificate). Note: USTs are registered as double-wall fiberglass.

3.13. SOIL SAMPLING

- A. Soil sampling of excavation walls and floor will be conducted by the Environmental Consultant at the conclusion of the UST removal work in accordance with OSFM Site Assessment requirements and Section 002081.

3.14. BACKFILL

- A. Contractor shall furnish and install CA-6 grade crushed stone/gravel backfill, or approved equal, compacted in 12" lifts to 95% modified proctor density to facilitate the installation of new asphalt pavement (by others). See Project Drawings for additional details. Furnish, install, and compact new gravel backfill to an elevation approximately matching surrounding pavement to remain. Provide load or trip tickets for each load of gravel and submit to the Consultant upon conclusion of work.
- B. Soil, clay, or other materials not specified, not to be used as backfill.

END Section 002080.

SECTION 002081 - SOIL REMEDIATION WORK

PART 1 - GENERAL

1.01. SUMMARY

A. Contract Documents and Related Requirements:

1. The Contract Documents, general provisions of the Contract, including general and supplementary conditions and other contractual specification sections, apply to the work of this section. The Contract Documents show the work of the contract and related requirements and conditions impacting the project. Related requirements and conditions include applicable codes and regulations, notices and permits, existing site conditions and restrictions on use of the site, requirements for partial Owner occupancy during work, and coordination with other work and phasing of work. Whenever there is a conflict or overlap of the above references, the more stringent provisions shall apply.
2. By submitting a bid, the Contractor acknowledges that he has investigated and satisfied himself as to:
 - a. The conditions affecting the work, including but not limited to, the physical conditions of the site which bear upon site access, handling and storage of tools and materials, access to water, electric or other utilities, or otherwise affect performance of required activities.
 - b. The character and quantity of surface materials and of obstacles to be encountered in so far as this information is reasonably ascertainable from an inspection of the site and from information presented in the Contract Documents included with this contract. Failure by the Contractor to acquaint himself with available information will not relieve him of the responsibility for properly estimating the difficulty or cost of successfully performing the work. The Owner is not responsible for conclusions or interpretations made by the Contractor on the basis of the information made available by the Owner.

1.02. SCOPE OF WORK COVERED BY THIS SECTION

A. Soil Remediation Work (UST System Removal Area):

1. Provide all labor, materials, equipment, services, insurance, etc. to fully compete the following items as specified herein and as shown on Project Drawings:
 - a. As determined by the OSFM, Environmental Consultant, and/or soil sample analysis data, Contractor shall perform the excavation, removal, transport, and manifested special waste disposal of petroleum-impacted following the UST system removal work according to this Section and in accordance with Base Bid allowance of 510 tons (IEPA Early Action over-dig allowance) and applicable Unit Price.

- b. Contractor shall perform the loading, transport, and manifested disposal of stockpiled impacted soil, as special waste, from the designated exclusion zone east of the new UST area, in accordance with the Base Bid allowance of 150 tons.
 - c. Final quantity measurements will be according to weighed tons documented at/by the approved landfill.
 - d. Contractor shall be responsible for providing/securing landfill characterization soil sample(s) and all landfill profile paperwork for landfill approval and acceptance of impacted soils.
 - e. Pumping, transport, and manifested disposal of groundwater/surface water run-off coming into contact with impacted soil to be removed in accordance with Section 002080 and applicable Unit Price.
 - f. Furnish and install clean C.A.6 grade gravel, compacted in lifts to replace the void left by the USTs and soil remediation, as directed by the Consultant. The use of clean 3" stone is acceptable as fill from 2'-0" below surrounding grade to the bottom of the excavation. Furnish, install, and compact new gravel backfill to an elevation matching surrounding pavement to remain. See Project Drawings for additional details. Provide load or trip tickets for each load of gravel and submit to the Consultant upon conclusion of work.
 - g. Provide all impacted soil and groundwater documentation to Consultant upon completion of work for contractual and IEPA reporting.
2. Refer to Section 002080 for work requirements relating to the UST system removal work.

1.03. CONTRACTOR'S USE OF PREMISES

- A. The Owner will make arrangements to allow the Contractor access to the site. Contractor shall limit on-site operations to the hours agreed to at the Pre-Construction Meeting.
- B. The work will be limited to specific designated areas of the site. Unlimited access is specifically not permitted. Refer to Section 001010, Project Summary, for site restrictions and usage.

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"Regulated substance" means any petroleum product or hazardous substance as defined in this Section.

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www.gpo.gov

EPA Environmental Protection Agency (U.S.)
www.epa.gov

IDOT Illinois Department of Transportation
www.dot.state.il.us

IEMA Illinois Emergency Management Agency
www.state.il.us/iema

IEPA Illinois Environmental Protection Agency
www.epa.state.il.us

MIL-STD Military Standards/Standardization Division
www.everyspec.com

MSHA Mine Safety and Health Administration
(U.S. Department of Labor, Respiratory Protection Division)
www.msha.gov

NBS National Bureau of Standards
(See NIST)

NEC National Electrical Code (by NFPA)
www.nfpa.org

NEMA National Electrical Manufacturers Association
www.nema.org

NFPA National Fire Protection Association
www.nfpa.org

NIOSH National Institute of Occupational Safety and Health
www.niosh.com

NIST National Institute of Standards
www.nist.gov

OSFM (Illinois) Office of the State Fire Marshal
www.sfm.illinois.gov

OSHA Occupational Safety and Health Administration
www.osha.gov

PEI Petroleum Equipment Institute
www.pei.org

UL Underwriters Laboratories
www.ul.com

C. General Applicable of Codes, Regulations and Standards.

1. Except to the extent that more explicit or more stringent requirements are written directly into the contract documents, all applicable codes, regulations, and standards have the same force and effect (and are made a part of the contract documents by reference) as if copied directly into the contract documents, or as if published copies are bound herewith.

D. Contractor Responsibility:

1. The Contractor shall assume full responsibility and liability for the compliance with all applicable federal, state, and local regulations pertaining to work practices, hauling, and disposal, and protection of workers, visitors to the site, and persons occupying areas adjacent to the site. The Contractor is responsible for providing medical examinations and maintaining updated medical records of personnel required by the applicable Federal, State, and Local requirements. The Contractor shall hold the Village of Gurnee and their representatives harmless for failure to comply with any applicable work, hauling, disposal, safety, health or other in the part of himself, his employees, or his subcontractors.

E. Regulations and Recommendations Practices:

1. All work must, at a minimum, conform to the latest rules and regulations of the USEPA, IEPA, IEMA, OSFM (where applicable), OSHA, as well as all applicable local regulations.

2. The work must also conform to the requirements specified herein and on the Project Drawings, both of which are a part of these contract documents.
3. Soil remediation work and the removal of impacted water shall be performed in accordance with acceptable industry standards and practices. Site safety and environmental health and safety shall be a priority at all times while performing the work of this section.
4. Wherever inconsistencies occur between the referenced materials, the more stringent shall apply. The intent of these documents is that extraordinary care must be taken to assure the work is conducted in a manner which provides the highest level of safety for the broadest number of people.

1.06. NOTIFICATIONS

- A. The Contractor shall notify the Consultant not less than forty-eight (48) hours prior to any work scheduling deviations.
 1. The Contractor shall not submit any notification to any regulatory body without approval from the Owner and Consultant prior.
 2. Prior to commencement of the work, the Contractor shall obtain a construction permit from all applicable State or Local and regulatory agencies. The Contractor shall also obtain the exact locations of all utilities at and adjacent to the work area.
 3. Prior to commencement of the work, the Contractor shall make final arrangements with and gain approval from the landfill for the acceptance of impacted (special waste) soil, including the required landfill characterization soil testing. Contractor shall be responsible for producing the proper waste manifests from the approved landfills for signature by the Owner prior to soil transport to the landfills.
 4. Prior to commencement of the work, the Contractor shall insure that the special liquid waste hauler and the reclamation facility for the disposal of impacted groundwater/surface water run-off that may be encountered during the work have been approved. Any liquid (water) testing required by the reclamation facility prior to their acceptance of the liquid waste shall be the responsibility of the Contractor. Contractor shall be responsible for producing the proper liquid waste manifests from the approved reclamation facility for signature by the Owner prior to transport.
 5. Upon completion of the work, the Contractor shall submit copies of the soil and liquid waste manifests to the Consultant indicating the transport and receipt of all waste materials from the project site to the approved facility.

1.07. SUBMITTALS

- A. Contingency Plans and Arrangements:

1. Prepare a contingency plan for emergencies including fire, accident, failure of power or any other event that may require modification of standard operating procedures during removal. Include specific procedures to ensure safe exiting and to provide medical attention in the event of an emergency. Post the telephone numbers and locations of emergency services including fire, ambulance, doctor, hospital, police, power company and telephone company. Provide assistance on developing contingency plans for responding safely and efficiently to any emergency during removal.
2. Prior to the start of work, the Contractor shall instruct his employees regarding evacuation procedures to be used in the event of work place emergencies.

B. Pre-Construction Meeting:

1. The successful Bidder shall attend a Pre-Construction Meeting tentatively scheduled for August 2026 (date and time to be determined). In attendance at this meeting will be representatives of the Owner, the Consultant, the Contractor, and all subcontractors, as applicable and in accordance with Section 001010, Project Summary.
2. The Contractor's supervisory personnel who will provide on-site direction shall also attend.
3. The Contractor shall provide the following information at the Pre-Construction Meeting:
 - a. Work area preparation details including security.
 - b. Personnel protective equipment.
 - c. Decontamination procedures for the work area and equipment.
 - d. Procedures for handling and disposing of waste materials.
 - e. Emergency procedures.
 - f. Additional requirements outlined in subsequent sections.
4. Other submittals as outlined in Section 001010, Project Summary.

PART 2 - PRODUCTS

2.01. MATERIALS

- A. Proper NIOSH respiratory equipment, as applicable.
- B. Additional safety equipment (e.g. hard hats meeting the requirements of ANSI Standard z89.1-1981, eye protection meeting the requirements of ANSI Standard z87.1-1979, safety shoes meeting the requirements of ANSI Standard z41-1967, disposable PVC gloves) shall be worn by workers and authorized visitors as necessary.
- C. Caution tape, barricades, and other demarcating equipment necessary to properly and adequately bound remediation areas and excavation zones.

- D. Contractor shall furnish and install CA-6 grade crushed stone/gravel backfill, or approved equal, compacted in twelve (12) inch lifts to 95% modified proctor density for backfill, if required. The use of clean 3" stone is acceptable as fill from 2'-0" below surrounding grade to the bottom of the excavation. See Project Drawings for additional details. Provide load or trip tickets for each load of gravel and submit to the Consultant upon conclusion of work.

2.02. EQUIPMENT

- A. The Contractor shall be responsible for supplying the appropriate equipment, trucks, pumps, hoses, tools, etc. in good working order to properly and safely perform the soil remediation and impacted water removal work specified in this Section. Any additional cost incurred by the Owner due to equipment malfunction, damage, or vandalism shall be the responsibility of the Contractor.

PART 3 - EXECUTION

3.01. PREPARATION

- A. Only workers who have been trained under the pertinent OSHA requirements will be allowed on site. Clean-up operations must meet the applicable requirements of OSHA's Hazardous Waste Operations and Emergency Response Standard.
- B. Prior to beginning work, the work area must be adequately lighted and ventilated according to the applicable OSHA standards. The area should be monitored for explosive gas. If such gas is detected, it must be removed by a method that will not detonate the mixture.
- C. Work shall commence only after adequate ventilation has been established with regard to health and safety considerations as well as dust and odor control.
- D. Health and safety considerations for the workers shall be the responsibility of the Contractor. The Contractor shall comply with applicable OSHA and local requirements regarding this matter.
- E. Throughout the work, the Contractor shall strive to keep noise, odors, and fugitive dust to a minimum.

3.02. REMOVAL AND DISPOSAL OF SURFACE MATERIAL

- A. Refer to Section 002080 for concrete and asphalt pavement surface removal and disposal.

3.03. EXCAVATION DRAINAGE

- A. The Contractor shall be responsible for pumping any liquids which may enter the excavation during the project.
 - 1. Liquids which come in contact with soils previously determined to be petroleum-impacted must be handled as special liquid waste.

2. Special waste liquids shall be removed and properly disposed of according to governing regulations. The Contractor shall be responsible for laboratory testing of such liquids for disposal acceptability if required by the reclamation facility.
- B. In the event it is necessary to provide well points to control underground seepage, the Contractor shall notify the Consultant immediately regarding the problem and submit recommendations of a system and placement of well points proposed. Any work which is so authorized by the Consultant will be paid for at an agreed price as provided for under contract with Owner.

3.04. SHORING, SHEETING, AND BRACING

- A. The Contractor shall take every precaution to guard against any movement or settlement of existing or new construction, utilities, pavement, piping, conduit, etc. The Contractor shall be responsible for the design and adequacy of an earth retention system.
- B. Shoring, sheeting, bracing, protection, jacks, and cribbing which may be required shall conform to the requirements of the OSHA and Local and State regulations.
- C. The Contractor shall maintain the earth retention system in good condition and remove sheeting, shoring, and bracing when no longer needed as the excavation is backfilled. Fill and compact all voids created by removal of sheeting, shoring, bracing, or other similar work as same are removed.

3.05. DISPOSAL

- A. If impacted soil is discovered, as determined by the Consultant, a soil waste manifest for each load, unit, etc. must be prepared and signed "received" by an authorized landfill employee. A copy of same shall be submitted to the Consultant upon receipt.
- B. A liquid waste manifest for each load, unit, etc. must be prepared and signed "received" by an authorized reclamation facility employee. A copy of same shall be submitted to the Consultant upon receipt.

3.06. BACKFILL

- A. Contractor shall furnish and install CA-6 grade crushed stone/gravel backfill, or approved equal, compacted in twelve (12) inch lifts to 95% modified proctor density for backfill, if required. The use of clean 3" stone is acceptable as fill from 2'-0" below surrounding grade to the bottom of the excavation. See Project Drawings for additional details. Furnish, install, and compact new gravel backfill to an elevation matching surrounding pavement to remain. Provide load or trip tickets for each load of gravel and submit to the Consultant upon conclusion of work.

3.07. SOIL/WATER SAMPLING

- A. All soil sampling required to gain landfill approval and acceptance of impacted soils shall be the responsibility of the Contractor.

- B. All water sampling that may be required to gain approval and acceptance from the reclamation facility for the removal of impacted groundwater or surface water run-off coming into contact with impacted soil shall be the responsibility of the Contractor.
- C. All UST/soil remediation excavation wall and floor soil sampling during and/or at the conclusion of the work will be the responsibility of the Consultant. The Contractor is expected to cooperate fully with the Consultant regarding the collection of the required confirmation soil samples.
- D. If groundwater sampling for IEPA regulatory reporting purposes is needed during the work, it shall be the responsibility of the Consultant. The Contractor is expected to cooperate fully with the Consultant regarding the collection of any groundwater samples that may be required.

3.08. AGENCY REPORTING

- A. All IEPA reporting with regards to an assigned IEMA incident number will be the responsibility of the Consultant.

End Section 002081.

SECTION 02082 - UNDERGROUND STORAGE TANK SYSTEM INSTALLATION WORK

PART 1 - GENERAL

1.01. SUMMARY OF WORK

A. Contract Documents and Related Requirements:

1. The Contract Documents, general provisions of the contract, including general and other contractual specifications, apply to the work of this section. The Contract Documents show the work of the contract and related requirements and conditions impacting the project. Related requirements and conditions include applicable codes and regulations, notices and permits, existing site conditions and restrictions on use of the site, requirements for partial Owner occupancy during work, coordination with other work and phasing of work. Whenever there is a conflict or overlap of the above references, the more stringent provisions shall apply.

B. By submitting a proposal, the Contractor acknowledges that he has investigated and satisfied himself as to:

1. The conditions affecting the work, including but not limited to, the physical conditions of the site which may bear upon site access, handling and storage of tools and materials, access to water, electric or other utilities, or otherwise affect performance of required activities.
2. The character and quantity of surface materials and of obstacles to be encountered in so far as this information is reasonably ascertainable from an inspection of the site and from information presented in the Contract Documents included with this contract. Failure by the Contractor to acquaint himself with available information will not relieve him of the responsibility for properly estimating the difficulty or cost of successfully performing the work. The Owner is not responsible for conclusions or interpretations made by the Contractor on the basis of the information made available by the Owner.

1.02 SCOPE OF WORK COVERED BY THIS SECTION

A. UST System Installation Work:

1. Provide all permitting, labor, materials, equipment, services, etc. for the complete installation of one (1), new 12,000-gallon double-wall fiberglass (FRP) gasoline UST and one (1), new 8,000-gallon double-wall fiberglass diesel fuel UST, including all equipment, components, and features, as specified, as shown on Project Drawings, and as further summarized below:
 - a. All necessary surveying, site construction lay-out, and site preparation work.

- b. Excavation, removal, and off-site disposal of subsurface soils needed to facilitate new UST system excavation, new pipe trench, new canopy footings, and new fuel island in accordance with CCDD LPC-663 Certification (Exhibit B), at locations shown on Project Drawings. Temporary stockpiling of CCDD soils adjacent to excavation is acceptable.
- c. Provide all necessary shoring, as needed, during/for excavation and UST excavation and installation. OSHA-sloped excavation not allowed.
- d. Installation of one (1), new 12,000-gallon Xerxes (or approved equal) double-wall fiberglass (FRP) gasoline UST and one (1), new 8,000-gallon Xerxes (or approved equal) double-wall fiberglass diesel fuel UST. Both new tanks shall be 8'-0" diameter. Install in strict accordance with manufacturer's specifications, with all manufacturer-required backfill, concrete dead-man anchors, hold-down straps, anchors, etc., as specified herein, as shown on Project Drawings.
- e. Installation of spill containment sumps and sensors, new submersible pumps (2.0 HP) fuel site controller, Red Jacket, or approved equal, man-holes and man-ways, EPW, or approved equal, man-hole covers, drop tubes, overfill prevention valves, new leak detection tank monitoring inventory probes, etc., compatible with materials/products being stored, and existing Veeder-Root TLS-4B Plus (to be reinstalled at new interior Mechanical Room location), as specified and as shown on Project Drawings.
- f. Installation of below-ground double-wall fiberglass product piping, Ameron Dualloy 3000, below-ground double-wall Omega Flex (double track), or approved equal, with electronic line leak detection. Routes at general locations shown on Project Drawings. All terminating (or at bends) with double-wall fiberglass or stainless-steel flexible connectors meeting all OSFM new double-wall piping requirements. Backfill per manufacturer's specifications.
- g. Installation of below-ground fiberglass vent piping. Backfill per manufacturer's specifications. Above-ground vent piping shall be galvanized steel and routed and secured to steel riser support as specified and as shown on Project Drawings. Furnish and install steel guard posts at riser support steel, as specified in Section 003001 and per Project Drawings.
- h. Installation of two (2), 9" diameter groundwater observation wells, 13'-0" deep (length) at new UST area at approximate locations shown on Project Drawings. Installation and backfill per industry standards and manufacturer's specifications, as applicable.
- i. Furnish and install manufacturer's-specified backfill at location of new USTs, product piping, and underground vent line locations.

- j. Furnish and install new, raised concrete fuel island (30'-0" x 5'-0") with/in stainless steel island form. Concrete thickness and features, at location as specified in Section 003001 and as shown on Project Drawings. Furnish and install steel guard posts at fuel island ends (off-island), as specified in Section 003001 and per Project Drawings.
 - k. Furnish and install one (1), new dual-nozzle, side-hose mounted, stainless-steel cabinet, commercial-style system gasoline dispenser with electronic display, Bennet 3000 Series, or approved equal, at locations as shown on Project Drawings. Furnish and install one (1), new dual-nozzle, side-hose mounted, stainless-steel cabinet, stainless-steel commercial-style system diesel fuel dispenser with electronic display, Bennet 3000 Series, or approved equal, at locations as shown on Project Drawings. All dispensers shall include installation of containment system drip boxes below dispenser location with sensor, overhead retractors, break-away hoses, spin-on internal filters and assembly, and color-coded nozzle boots for gasoline and diesel fuel.
 - l. Furnish and install new Syntech Fuel Master 5000 fuel management system and island terminal unit at new fuel island location. Include new FM Live software, 200 ProKees, key encoder, as needed, and related equipment, components. etc. for a complete operational system. Installation of new island terminal keypad reader orientated/facing east (user faces west).
 - m. Furnish and install all new, associated exterior below-ground and interior electrical wiring, data cables, connections, supports, etc., per all applicable codes and standards, as needed for complete installation and operation. Conduit route and interior connection/equipment locations, including new power panel, relocated leak detection console, and network connections, as shown on Project Drawings.
 - n. Furnish and install one (1) overfill alarm, off-island emergency shut-off switch, and photo-cell equipment for canopy lights at vent line riser support steel north of the new USTs, per OSFM requirements, at location shown on Project Drawings.
 - o. Furnish and install one (1) emergency shut-off switch, per OSFM requirements, at east canopy column location (5'-0" height from top of new fuel island) as shown on Project Drawings.
 - q. Provide all system operational testing and staff training session at a time mutually agreed upon with Owner.
- 2. Maintaining compliance with OSFM and PEI recommended practices at all times.
 - 3. Tank installation details are shown schematically on the Project Drawings.

4. Refer to Section 003001, Concrete Work and Project Drawings for UST concrete slab, fuel island approach and apron concrete slab, fuel island concrete, canopy column concrete footings, and guard posts/guard post footing concrete work.
5. Refer to Section 131250, Canopy Installation and Features and Project Drawings for new canopy construction work.
6. All asphalt pavement installation work in areas of new UST system installation by others.

1.03. CONTRACTOR'S USE OF PREMISES

- A. The Owner will make arrangements to allow the Contractor access to the site. The hours that the Contractor will work will be agreed to at the Pre-Construction Meeting held prior to commencement of work.
- B. The work shall be limited to specific confined areas of the site. Unlimited access is specifically not permitted. Refer to Section 001010, Project Summary and Project Drawings for site restrictions and usage.

1.04. DEFINITIONS

- A. Definitions and explanations here are neither complete nor exclusive of all terms used in the Contract Documents, but are general for the work to the extent they are not stated more explicitly in another element of the Contract Documents.

Drawings must be recognized as diagrammatic in nature and not completely descriptive of the requirements indicated thereon.

"ANSI" means American National Standards Institute.

"ASTM" means American Society for Testing Materials.

"Authorized Visitor" means any representative of a regulatory or other agency having jurisdiction over the project.

"Building Owner, Property Owner, or Owner" means the Village of Gurnee, 325 North O'Plaine Road (Village Hall) and/or 1151 Kilbourne Road (Public Works Facility), Gurnee, IL.

"Contractor" means the corporation, partnership, or individual who has written into agreement with the Owner to perform the work specified herein.

"Environmental Consultant", and variations, means MJR Environmental, Inc., Sugar Grove, IL.

"EPA" means the Environmental Protection Agency, Washington, D.C.

"Hazardous Substance" means any substance listed in 40 CFR 302.4, (1987) (but not including any substance regulated as a hazardous waste under 35 Ill. Adm. Code 721).

"IEMA" means the Illinois Emergency Management Agency, Springfield, IL.

"IEPA" means Illinois Environmental Protection Agency, Springfield, IL.

"NIOSH" means the National Institute for Occupational Safety and Health CDB-NIOSH Building, Atlanta, GA.

"OSFM" means the Office of the State Fire Marshal, Division of Petroleum and Chemical Safety, Springfield, IL.

"OSHA" means the Occupational Safety and Health Administration, Washington, D.C.

"Petroleum" [including crude oil or any fraction of crude oil that is liquid at standard conditions of temperature and pressure (60°F and 14.7 pounds per square inch absolute)], includes but is not limited to petroleum-based substances comprised of a complex blend of hydrocarbons derived from crude oil through processes of separation, conversion, upgrading or finishing, such as motor fuels, jet fuel, distillate fuel oils, residual fuels oils, lubricants and petroleum solvents.

"Regulated substance" means any petroleum product or hazardous substance as defined in this Section.

"Installer" means any person, corporation or other entity engaged in the installation of any "underground storage tank system" or "UST system".

"Shall" means the stated provision is mandatory.

1.05. INCORPORATION BY REFERENCE-FEDERAL AND STATE REGULATIONS AND OTHER STANDARDS

A. Referenced standards organizations: The following acronyms or abbreviations as referenced in the contract documents are defined to mean the associated names. Both names and addresses are subject to change, and are believed to be, but are not assured to be, accurate and up-to-date as of date of contract documents:

AIHA American Industrial Hygiene Association
www.aiha.com

ANSI American National Standards Institute
www.ansi.org

API American Petroleum Institute
www.api.org

ASTM American Society for Testing and Materials
www.astm.org

CCDD Clean Construction Demolition Debris (IEPA Regulatory Requirement)
www.epa.state.il.us

CFR Code of Federal Regulations
(Available from Government Printing Office)
www.gpo.gov

EPA Environmental Protection Agency (U.S.)
www.epa.gov

IDOT Illinois Department of Transportation
www.dot.state.il.us

IDPH Illinois Department of Public Health
www.idph.state.il.us

IEMA Illinois Emergency Management Agency
www.state.il.us/iema

IEPA Illinois Environmental Protection Agency
www.epa.state.il.us

MIL-STD Military Standards/Standardization Division
www.everyspec.com

MSHA Mine Safety and Health Administration
(U.S. Department of Labor, Respiratory Protection Division)
www.msha.gov

NBS National Bureau of Standards
(See NIST)

NEC National Electrical Code (by NFPA)
www.nfpa.org

NEMA National Electrical Manufacturers Association
www.nema.org

NFPA National Fire Protection Association
www.nfpa.org

NIOSH National Institute of Occupational Safety and Health
www.niosh.com

NIST National Institute of Standards
www.nist.gov

OSFM (Illinois) Office of the State Fire Marshal
www.sfm.illinois.gov

OSHA Occupational Safety and Health Administration
www.osha.gov

PEI Petroleum Equipment Institute
 www.pei.org

UL Underwriters Laboratories
 www.ul.com

B. Generally Applicable Codes, Regulations, and Standards.

1. Except to the extent that more explicit or more stringent requirements are written directly into the contract documents, all applicable codes, regulations, and standards have the same force and effect (and are made a part of the contract documents by reference) as if copied directly into the contract documents, or as if published copies are bound herewith.

C. Contractor Responsibility:

1. The Contractor shall assume full responsibility and liability for the compliance with all applicable federal, state, and local regulations pertaining to work practices, hauling, disposal, protection of workers, visitors to the site, and persons occupying areas adjacent to the site. The Contractor shall hold the Village of Gurnee and their Consultants and Engineers harmless for failure to comply with any applicable work, hauling, disposal, safety, health, or other in the part of himself, his employees, or his sub-contractors.

D. Regulations and Recommendations Practices:

1. All work must, at a minimum, conform to the latest rules and regulations of the OSFM, OSHA, EPA, IEPA, IDPH, as well as all applicable local regulations.
2. The work must also conform to the requirements specified herein and on the Project Drawings, both of which are a part of these Project Specifications.
3. Wherever inconsistencies occur between the referenced materials, the more stringent shall apply. The intent of these documents is that extraordinary care must be taken to assure the work is conducted in a manner which provides the highest level of safety for the broadest number of people.

1.06. NOTIFICATIONS

- A. The Contractor shall notify the Consultant not less than forty-eight (48) hours prior to any work scheduling deviations.
1. The Contractor shall not submit any notification to any regulatory body without approval from the Owner and Consultant prior.

2. The Contractor shall be responsible for submitting an Application for Permit to Install the UST Systems with the OSFM, not less than thirty (30) days prior to the installation date. Work shall not begin without the approved permit in-hand. The Contractor shall be responsible for all applications and permits and all associated fees. It is expected that the State permitting process and scheduling of the OSFM representative begin immediately upon the Contractor's receipt of the Letter of Intent to Award.
3. The Contractor shall be responsible for notifying the all required Village of Gurnee departments, including the Fire Department, not less than thirty (30) days prior to the tank installation commencement date.
4. Prior to commencement of the work, the Contractor shall obtain a construction permit from all applicable state and local regulatory agencies. The Contractor shall also obtain the exact locations of all utilities, public and private, in the work area.

1.07 QUALITY ASSURANCE

A. Applicable Standards:

1. Recognized underground storage tank system industry codes including:
 - a. PEI RP-100: Recommended Practices for Installation of Underground Liquid Storage Systems.
 - b. API 1615: Installation of Underground Petroleum Storage Systems.
 - c. ASTM D4021-86 - Glass Fiber-Reinforced Polyester Underground Petroleum Storage Tanks.
 - d. ANSI/ASME B36.10M - Welded and Seamless Wrought Steel Pipe.
 - e. National Electric Code
 - f. National Fire Protection Association (NFPA):
 1. NFPA 30 - Flammable and Combustible Liquids Code.
 2. NFPA 31 - Standard for Installation of Oil Burning Equipment.
 - g. UL 1316 - Glass Fiber Reinforced Plastic Underground Storage Tanks.

B. Acceptable Manufacturers:

1. Manufacturers and model numbers specified herein are to establish quality and performance only. Products of other manufacturers are acceptable if proven to Owner as equal or better quality and performance.

C. Factory Tests:

1. All standard factory tests and all tests required by the applicable codes and standards shall be conducted.
 2. Certificates of completion of factory tests shall be submitted as compliance submittals.
- D. Contractor shall have had a minimum of five (5) years experience in the installation of USTs and of similar type equipment.
- E. Contractor must submit proof of being a registered UST installation Contractor as issued by the OSFM.

1.08 SUBMITTALS:

A. Contingency Plan Submittal and Arrangements:

1. Prepare a contingency plan for emergencies including fire, accident, failure of power or any other event that may require modification of standard operating procedures during the work. Include specific procedures to ensure safe exiting and to provide medical attention in the event of an emergency. Post the telephone numbers and locations of emergency services including fire, ambulance, doctor, hospital, police, power company and telephone company. Provide assistance on developing contingency plans for responding safely and efficiently to any emergency. Prior to the start of work, the Contractor shall instruct his employees regarding evacuation procedures to be used in the event of work place emergencies.
- B. The Contractor shall submit to Consultant all documentation associated with OSFM permitting and all local permitting, as applicable.

C. Pre-Construction Meeting:

1. The Contractor shall attend a Pre-Construction Meeting tentatively scheduled for August 2026 (date and time to be determined). In attendance at this meeting will be representatives of the Owner, the Consultant, the Contractor, and all sub-contractors, as applicable.
2. The Contractor's supervisory personnel who will provide on-site direction shall also attend.
3. The Contractor shall provide the following information at the Pre-Construction Meeting:
 - a. Work area preparation details including security.
 - b. Personnel protective equipment.
 - c. Decontamination procedures for the work area and equipment.

- d. Emergency procedures.
 - e. Additional requirements outlined in subsequent sections.
4. Other submittals as outlined in Section 001010, Project Summary.
- D. Prior to performance of the work, the Contractor shall submit to the Consultant detailed shop drawings of the proposed UST systems. These shop drawings shall include detailed layout drawings of the tank systems, and all piping, valves, exterior and interior electrical work, anchoring, and appurtenances necessary to show how the Contractor intends to successfully complete the project.
 - E. Prior to installation, the Contractor shall submit certification that the equipment will comply with performance requirements as specified.
 - F. Prior to the commencement of the work, the Contractor shall deliver to the Consultant a Contractor's sworn statement duly executed and acknowledged listing all sub-contractors. The list shall include sub-contractors scheduled to perform work or provide services necessary to complete the project. The Contractor shall not transfer or sub-contract any work to another, unless:
 - 1. The Owner and Consultant are notified, in writing, of the Contractor's intention to do so,
 - 2. The Owner and Consultant accept the sub-contractor (in writing),
 - 3. The sub-contractor submits all necessary insurance forms, specified under this contract, and/or,
 - 4. Sub-contracted work is bound to the same terms as those of the general Contractor.
 - G. Following installation of the piping and prior to backfilling, the Contractor shall provide the Consultant with results of air tests or alternate leak tests approved by the Consultant documenting satisfactory performance of the piping system.
 - H. Following installation work, backfilling, and restoration, the Contractor shall provide the Consultant with results of integrity or tightness tests.
 - I. Following installation work, the Contractor shall provide the Consultant with all documentation required by governing federal, state, or local agencies which have not been specifically identified in this Section. Also provide testing methodology as indicated in sub-section 3.04.
 - J. Instruction books shall be prepared by the Contractor for the leak detection, product inventory, tank systems, accessories, and other equipment, as applicable, and shall include the following:
 - 1. Instructions for installation, start-up operation, inspection, maintenance, drawings, and data sheets showing model numbers to address:

- a. System set-up instructions.
 - b. System operating instructions.
 - c. Leak detector site preparation and installation instructions.
 - d. Leak detector checkout procedures.
 - e. Individual module installation instructions.
 - f. Troubleshooting and repair procedures.
2. Applicable drawings.
3. Wiring diagram which includes the following:
 - a. Identification of all device and equipment terminals, and all internal and external connection terminal blocks.
 - b. All external wiring connections with approved wire colors and circuit designations.
4. Warranties and guarantees.
5. Address of nearest manufacturer-authorized service facility.
6. All additional data specified.
7. Parts list and recommended spare parts.
8. Provide Owner staff training session of new system upon completion at a date and time mutually agreed upon.

PART 2 - MATERIALS

2.01 DESIGN REQUIREMENTS

A. Underground Storage Tank:

1. Tank Description:

- a. Complete installation of one (1), new 12,000-gallon Xerxes (or approved equal) double-wall fiberglass (FRP) gasoline UST and one (1), new 8,000-gallon Xerxes (or approved equal) double-wall fiberglass diesel fuel UST. Both new tanks shall be 8'-0" diameter. Install in strict accordance with manufacturer's specifications, with all manufacturer-required backfill, concrete dead-man anchors, hold-down straps, anchors, etc., as specified herein, as shown on Project Drawings.

2. Product Storage Requirements:

- a. Tanks shall be capable of storing liquids to maintained temperature of 150 degrees F at the tank interior surface.
- b. New tank connections, piping, and equipment shall be compatible with the materials being stored. Substances stored may include diesel fuel, gasoline, fuel oil, waste oil, or gasohol.

2.02 UST/FUEL MONITORING SYSTEM

A. Leak Detection/Related Equipment:

1. Contractor shall reinstall existing Veeder-Root TLS-4B Plus leak detection system. Leak detection console shall be mounted and wired per manufacturer's requirements at interior Mechanical Room location shown on Project Drawings.
2. Contractor shall provide and install new inventory probes for interstitial space monitoring for each new tank.
3. Contractor shall provide and install new line leak detection equipment/sensors for each new tank.
4. Contractor shall provide and install new dispenser sump detection equipment/sensors for each new tank.
5. Contractor shall provide and install overfill alarm and emergency shut-off switch at vent line riser support steel location immediately north of new USTs, as shown on Project Drawings.
6. Furnish and install on-island emergency shut-off switch on canopy column as shown on Project Drawings. Mount/anchor to canopy column steel 5'-0" above top of fuel island concrete per manufacturer's requirements, as shown on Project Drawings

B. Fuel Management System:

1. Furnish and install new Syntech Fuel Master 5000 fuel management system and island terminal unit at new fuel island location. Include new FM Live software, 200 ProKees, key encoder, as needed, and related equipment, components. etc. for a complete operational system.

2.03 FABRICATION AND MATERIALS

A. Underground Storage Tank Installation:

1. Underground Storage Tank(s):
 - a. See Sub-Section 2.01.A above.

- b. All UST system features indicated in manufacturer's data, including backfill material, and in accordance with all OSFM and PEI required and recommended practices, shall apply.

B. Manholes/Covers:

1. Manholes for access to equipment and tank connections shall be provided and installed. Manholes/covers (composite cover material), Bravo Titan (or equal), shall be rated heavy-duty and shall withstand H20 axle loads (70,000 lb truck weights). Manholes/covers shall be flush-mounted without raised lips and must be installed to allow for slight concrete coning.
2. Spill containment manholes shall have a minimum fifteen (15) gallon capacity water tight, below-grade, for tank fill connections. Containment manhole shall be EBW 715BG, or approved equal.
3. Piping sump access manholes shall be fiberglass (FRP) 42-inch nominal diameter with a cast iron cover and a minimum 4-inch skirt. Riser height in accordance with existing UST burial depth(s). Manhole covers shall be Bravo Titan, or approved equal.
4. Piping sumps shall be installed at tank man-way with containment collar. Sumps shall be used to collect leakage from the pump and/or piping.
5. All sump penetrations, including piping and electrical conduit, shall be sealed to provide a "watertight" container. A friction fit lid shall be installed to prevent water from entering the sumps.

C. Piping Sumps:

1. Piping sumps shall be installed at tank man-ways from factory with containment collar.
2. The sumps shall be used to collect leakage from the pump and/or piping.
3. All sump penetrations, including piping and electrical conduit, shall be sealed to provide a "watertight" container. A friction fit lid shall be installed to prevent water from entering the sumps.
4. The sumps shall be constructed of fiberglass with a 42-inch base and 33-inch riser, manufactured by tank manufacturer with containment collar, as integral part of tanks.
5. The sumps shall be equipped with a liquid sensor probe.

D. Piping and Fittings:

1. Pipe furnished under this contract shall conform to applicable ASTM material specifications. All PEI recommended practices shall be followed.

2. All below-ground piping shall be double-wall fiberglass, Ameron Dualloy 3000, double-wall Omega Flex, (double track), or approved equal.
3. All steel piping components that are to be partially or completely buried shall be externally coated or wrapped for corrosion protection, as specified.
4. All piping shall be sloped back towards tanks.
5. All pipe runs shall be terminated with stainless steel flexible connectors.
6. Double-containment (wall) fiberglass fuel system piping materials:
 - a. Fuel piping shall be filament wound fiberglass fuel piping of next size larger piping (than primary piping) as recommended by manufacturer., U.L. listed, Ameron Dualloy 3000, double-wall Omega Flex, (double track), or approved equal.
 - b. Piping materials shall be compatible with the same fluids as the tank.
 - c. Pipe and fittings shall be joined with U.L. listed, adhesive compatible with the product carried and piping material. Terminating (or at bends) with double-wall fiberglass or stainless-steel flexible connectors meeting all OSFM new double-wall piping requirements. Backfill per manufacturer's specifications.
 - d. Compression molded fittings and adapters shall be of the same resin system as the pipe. The molding compound shall be reinforced with glass fiber.
 - e. The outer containment pipe shall be fiberglass and shall be the next size larger recommended by the manufacturer, and shall be compatible with the product carried.
 - f. The outer containment pipe shall allow for complete inspection of all primary pipe and fittings during testing before secondary is sealed.
 - g. Pipe supports and bedding, guides, and anchors shall be per manufacturer's recommendations.
 - h. Pipe burial shall be per manufacturer's recommendations or greater.
 - i. The carrier pipe and the containment pipe shall be 100 percent (100%) air tested.
7. Flexible stainless steel hose shall be Resistoflex or equal, flexible connector constructed of stainless steel wire braid with chemically inert plastic liner and dielectric connections to insulate fittings from any other steel. Containment boots shall be provided for double wall tanks, as applicable. Swing joints built of threaded connectors will not be acceptable.

8. Piping and flexible steel connections to tank and pump shall be provided. Flex connectors shall be placed at the beginning and end of each line and at all changes in direction as required to allow for normal movement of pipe. Pipe joints shall be cut square and tapered cleanly to ensure a structurally sound joint. Pipe joints shall be made per manufacturer's instructions.
9. Above-ground vent piping shall be galvanized steel supported and mounted as shown on Project Drawings.

E. Product Pumps (Dispensers):

1. Furnish and install one (1), new dual-nozzle, side-hose mounted, stainless-steel cabinet commercial-style system gasoline dispenser with electronic display, Bennet 3000 Series, or approved equal, at locations as shown on Project Drawings. Furnish and install one (1), new dual-nozzle, side-hose mounted, stainless-steel cabinet commercial-style system diesel fuel dispenser with electronic display, Bennet 3000 Series, or approved equal, at locations as shown on Project Drawings. All dispensers shall include installation of containment system drip boxes below dispenser location with sensor, overhead hose retractors, break-away hoses, spin-on internal filters and assembly, and color-coded nozzle boots for gasoline and diesel fuel.

F. Overflow Prevention Valve:

1. Overflow prevention valve shall first restricts flow as tank approaches full and then closes completely as tank fill approaches unsafe levels.
2. Overflow prevention valve shall be integral with 4-inch aluminum drop tube.

G. Emergency Shut-Off Switches/Overfill Alarms:

1. Furnish and install one (1) overfill alarm and emergency shut-off switch at vent line riser support steel north of the new USTs, per OSFM requirements, at location shown on Project Drawings.
2. Furnish and install one (1) emergency shut-off switch, per OSFM requirements, at east canopy column location (5'-0" height from top of new fuel island) as shown on Project Drawings.

H. Embedment and Backfill:

1. All backfilling at UST area shall conform to Xerxes (or equal) double-wall fiberglass tank backfill requirements.
2. All backfilling at UST piping area shall conform to Ameron or Omega (or equal) fiberglass piping backfill requirements.
3. All excavated soil shall be replaced with approved backfill, or as directed by Consultant.

4. Do not mix sand, native soil, or other unspecified material with approved embedment.
 5. Backfill to final grade or sub-grade for concrete work.
- I. Backfill/Grading Materials:
1. Backfill for new concrete slabs over new USTs and piping shall be pea gravel or material meeting higher industry standard, as per tank manufacturer's requirements.
 2. Backfill for new concrete at fuel island shall be as specified in Section 003001, Concrete Work.
 3. Backfill for new canopy footings as specified in Section 003001 and Section 131250.
 4. Asphalt pavement work by others.
- J. Concrete Materials/Mix Proportions:
1. Dead-man anchors to strictly conform to manufacturer's specifications for standard burial depth UST.
 2. For concrete slab material specifications, refer to Section 003001, Concrete Work and Project Drawings.
 3. For fuel island concrete material specifications, refer to Section 003001, Concrete Work and Project Drawings.
 4. For guard post and guard post concrete requirements, refer to Section 003001, Concrete Work and Project Drawings.
 5. For canopy column footing concrete requirements, refer to Section 003001, Concrete Work and Project Drawings.
- K. Concrete Reinforcement/Other Features:
1. Concrete reinforcing for dead-man anchors to strictly conform to manufacturer's specifications for standard burial depth UST.
 2. For concrete slab reinforcement material specifications, refer to Section 003001, Concrete Work and Project Drawings.
- L. Asphalt:
1. All new pavement asphalt installation work by others.

PART 3 - PERFORMANCE

3.01 SUMMARY:

- A. This portion of the project is defined as the UST installation work and associated, specified items.
 - 1. The Contractor shall obtain all necessary installation permits through local and state governmental bodies, as appropriate upon notice of award. Such permitting must be in-place and copied to the Owner and Consultant upon receipt of such permit by Contractor. Contractor shall file all subsequent notifications with governing bodies upon completion as are required.
 - 2. The Contractor shall perform all testing before, during, or after installation according to manufacturer's and PEI recommendations and OSFM regulations.
 - 3. The Contractor shall protect the site and work area by providing barricades, proper warning signage, etc. as specified herein through the duration of the project. Coordinate site safety details at Pre-Construction Meeting.
 - 4. The Contractor shall coordinate with Owner installation of items supplied or performed by Owner.
 - 5. The Contractor shall complete and close project site by performing grading, requested restoration, cleaning, etc.
 - 6. The Contractor shall take all precautions necessary to insure the site can remain fully operational during the work.
 - 7. New UST system installation shall occur prior to the removal of the existing UST systems, referenced in Section 002080, UST System Removal Work.

3.02 EXCAVATION AND TRENCHING:

- A. The Contractor shall be responsible for excavation requirements and necessary permits. The Contractor shall also be responsible for the adequacy of the design of all excavations, sheeting and bracing areas and maintenance during the course of work. Review of the construction methods by the Owner's representative shall not relieve the Contractor of the above responsibilities.
- B. The Contractor shall excavate, remove, and dispose of existing subsurface soils to facilitate the installation of new UST systems. Contractor shall excavate and stockpile soil materials near UST excavation for eventual removal. Temporary stockpiling acceptable. Soil removal requirements in accordance with CCDD requirements and certification provided in Exhibit B.
- C. Sheeting and Bracing:
 - 1. Use where required, where resulting slopes from excavation or trenching might endanger in-place or proposed structures or utilities.

2. Provide materials on site prior to start of excavation. Adjust spacing and arrangement as required by conditions encountered.
 3. Remove sheeting and bracing as backfill progresses. Fill voids left after withdrawal with approved material.
 4. Leave in place when required by conditions of supported material and cut off at approved elevation below the surface.
 - a. No higher than one (1) foot below finished surface grade in non-paved areas.
 - b. No lower than one (1) foot above top of buried pipe or conduits.
 - c. No higher than one (1) foot below bottom of any pavement surfacing material.
- D. Explosives: Blasting will not be permitted.
- E. Excavation for Structures:
1. Excavate area adequate to permit efficient erection and removal of forms.
 2. Excavate by hand in areas where space and access will not permit use of machines.
 3. Restore bottom of excavation areas to proper elevation with compacted granular fill material in areas over excavated.
 4. Control grading around excavations to prevent surface water from flowing into excavated areas.
- F. Trenching for Underground Utilities (as applicable):
1. Equipment and Methods:
 - a. Types of equipment and methods may be at Contractor's option, where structures or other facilities are not endangered.
 - b. Equipment and methods shall be subject to approval of jurisdictional agency where stability or usefulness of other facilities may be impaired.
 - c. Perform by hand methods when required.
 - d. Provide and place steel plates to cover open trench in traffic areas.
 2. Side Walls:
 - a. Make vertical or sloped within specified trench width limitations below a plane 12 inches (12") above top of pipe.

- b. Make vertical, sloped or stepped as required for stability, above a plane 12 inches (12") above top of pipe.
 - c. Excavate without undercutting.
 - d. Depth also per OSFM requirements.
- 3. Trench Depth:
 - a. Excavate to depth sufficient to provide the minimum bedding requirements for the pipe being replaced.
 - b. Do not exceed depth indicated where conditions of bottom are satisfactory.
 - c. Increase depth as necessary to remove unsuitable supporting materials.
- 4. Trench Bottom:
 - a. Protect and maintain when suitable natural materials are encountered.
 - b. Remove rock fragments and materials disturbed during excavation or raveled from trench walls.
 - c. Restore to proper sub-grade with trench stabilization material.
- 5. Trench Width:
 - a. Excavate trench to a width which will permit satisfactory jointing of the pipe and thorough tamping of bedding.
 - b. Minimum trench width: Maintain trench width to accommodate a minimum 6-inch clearance from any pipe wall, and as per OSFM requirements.

G. Dewatering:

- 1. Control grading around excavations to prevent surface water from flowing into excavation area.
- 2. Drain or pump as required to continuously maintain all excavations and trenches free of water or mud from any source and discharge to approved drains or drainage channels. Commence when water first appears and continue until work is complete to the extent that no damage will result from hydrostatic pressure, flotation, or other causes.
- 3. Mobilize special liquid waste pumper and hauler for pumping and disposal of water entering the UST excavation, only if needed to continue installation. Contractor shall be responsible for liquid waste profiling if needed.
- 4. Remove sub-grade material rendered unsuitable by excessive wetting and replace with approved material.

3.03 INSTALLATION OF UNDERGROUND STORAGE TANK SYSTEM:

A. All equipment shall be installed per the manufacturer's current recommendations; recognized industry standards, and federal, state, and local codes.

1. UST installation shall conform to minimum burial requirements as per manufacturer's specifications.

B. Backfill:

1. Backfill material shall be pea gravel as per manufacturer's specifications.
2. Use hand methods to place and transfer materials to a horizontal plane 12 inches (12") above top of tank.
3. Place materials in layers not exceeding 12 inches (12").
4. Continue to backfill to top of tank or to grade, compacting as necessary.
5. Do not mix lifts of sand, native soil, or other unspecified material with lifts of approved backfill.
6. Place backfill materials in a manner to avoid damage to piping and connections.

C. Piping Installation:

1. Piping shall be unloaded, stored, and handled as recommended by manufacturer to avoid damaging the materials.
2. Fiberglass piping shall be installed in strict accordance with manufacturer's instructions and PEI recommended practice.
3. Contractor shall provide all tools and materials required to properly assemble and install the piping.
4. Adequate and accessible unions for disassembly and maintenance or replacement of valves and equipment shall be provided.
5. For rigid piping, expiration dates and shelf-life of adhesive kits shall be closely monitored by the Contractor. No materials that have exceeded the recommended shelf-life or expiration date shall be used in the installation of fiberglass piping system.
6. Adhesive shall be allowed to fully cure as recommended by the manufacturer. The use of external heat to aid curing shall be applied evenly to prevent areas of localized overheating.
7. Piping system (carrier and contamination piping) shall be "dry-fit" prior to application of adhesive.

8. Carrier piping shall be pressure tested before containment piping is permanently installed. Containment piping system shall be separately pressure tested.
9. Laying Underground Piping.
 - a. Piping shall be installed at a depth below grade facilitating a slope of a minimum of 1/8-inch per foot down to tanks.
 - b. All underground pipelines shall be laid and embedded to, and maintained at the flow-line elevation and grades necessary for installation.
 - c. The full length of each section of pipe shall rest solidly upon the pipe bed of 6-inch deep specified embedment material.
 - d. Any pipe that has the grade or joint disturbed after being laid shall be taken up and re-laid.
 - e. Pipe shall not be laid in water or when trench conditions are unsuitable except by written permission of the Consultant.
 - f. Pipe shall be anchored during installation to prevent flotation prior to placement in service.
 - g. When work is not in progress, open ends of pipe or fittings shall be securely closed so that no trench water, earth, or other substance will enter the pipe or fittings.
 - h. Pipe shall be installed so as to be clear of contact with other pipes, pipe sleeves, casings, reinforcing steel, conduits, cables, or other structures.
 - i. Separators shall be Formica covered or plastic blocks 6-inch (6") by 6-inch (6") by 1/2-inch thick, or other similar material. No wood shall be used.
 - j. Vent lines shall be fiberglass below ground and galvanized steel (vertical) at pump island.
 - k. All piping and vent lines shall terminate with stainless steel flexible connectors where applicable.
 - l. Route piping to pump locations as indicated on drawings.
10. Hangers, Supports and Anchors:
 - a. The design, selection, spacing, and application of pipe hangers, supports, and anchors shall be in accordance with the codes and standards specified. The ANSI/ASME B31.1 Code for Power Piping shall take precedence over the MSS SP-69 standard.
 - b. Hanger class and selection of components shall be in accordance with those specified.

- c. Hangers, supports, and anchors shall be installed to prevent sag or vibration and to adequately support the piping without interfering with inherent flexibility.
- d. Necessary adjustments shall be made after systems are placed in operation.
- e. All required inserts and anchors shall be installed prior to pouring of concrete.
- f. Explosion or power driven fasteners shall not be used.
- g. Piping shall be installed and necessary supports and anchors shall be provided to prevent the forces and mounting imposed on equipment from exceeding the limits specified by the equipment manufacturer.

D. Installation of In-Tank Monitor:

- 1. All equipment shall be installed per the manufacturer's current recommendations; recognized industry standards; and federal, state, and local codes.
- 2. Install power and data cables in rigid, explosion proof conduit as specified by the manufacturer and National Electric codes. Power and data cables shall not be run in the same conduit.
- 3. Before installation of probe, accurately measure the diameter of the tanks. Match the proper probe length to the measured diameter.
- 4. Measure fuel height at a fill riser at the opposite end of each tank. This information will be necessary during monitoring system start-up to determine tank tilt.
- 5. Manufacturer shall provide a factory representative to make final inspection, place the system into operation, and instruct Owner's personnel in the proper maintenance, operation, and troubleshooting of system.

E. Installation of Fuel Management Equipment:

- 1. Complete installation of new, specified Fuel Master system, including all components, keys, and training, per manufacturer's installation instructions and as specified.
- 2. Provide all testing, training, etc. at project completion.
- 3. All electrical work shall be in compliance with all governing codes, etc., and according to the specifications of the systems requested. The Contractor shall utilize existing panels or power source at interior locations. See Project Drawings.
- 4. Provide and install (route to) interior location as indicated on Project Drawings.

5. Installation coordination details to be discussed and finalized at the Pre-Construction meeting.

3.04 FIELD TESTING:

- A. Detailed procedures for testing methods shall be submitted to the Consultant for approval at the Pre-Construction meeting.
- B. Tests shall be witnessed by the Consultant and OSFM as required, and performed by an independent State registered company.
- C. Backfill particle sieve analysis data to be submitted to Consultant prior to work for approval.
- D. After installation of piping is complete, before backfilling and in the presence of the Consultant, the piping shall be pressure tested as specified by manufacturer.
- E. After the tank and piping have been installed and filled with Owner supplied product, the Contractor shall perform a precision tightness test using an independent testing service as defined by NFPA 329-4-3.10 as a final test for leaks in the system. The results shall be submitted to the Consultant immediately upon completion.
- F. The test results shall show tightness conforming to EPA regulations as described in 40 CFR Parts 280.41 and 280.43 and as defined by NFPA 329-4-3.10 (less than 0.05 gallon per hour leakage). Should the tank system fail the test, the Contractor shall take immediate action to correct any leaks and shall be liable for all charges incident to such correction. The tank system shall be retested until it conforms to the above standard.
- G. The Consultant shall be given at least five (5) days notice for acceptance test to provide time to arrange for immediate fill of tanks with fuel after testing is complete. No liquid shall be put into tanks until sufficient backfill material has been placed outside for support. Under no circumstances shall liquid be put into the tanks to a level above the backfill height at any time during the installation.
- H. All piping or other equipment found to be defective, damaged and/or leaking shall be replaced by the Contractor at no additional cost to the Owner.

3.05 CONCRETE WORK

- A. Specified elsewhere, Section 003001, Concrete Work and Project Drawings.

3.06 CANOPY INSTALLATION WORK

- A. Specified elsewhere, Section 131250, Canopy Installation and Features and Project Drawings.

3.07 ASPHALT PAVEMENT INSTALLATION WORK

- A. All asphalt pavement work by others.

3.08 CERTIFICATION REQUIREMENT

- A. The Contractor shall certify in writing to the Owner that the installation was properly performed in accordance with the manufacturer's requirements and current environmental protection laws and regulations.

3.09 SPECIAL PERMITS

- A. Special permits required for any work under the various Sections of this Specification shall be provided by the Contractor.

3.10 EQUIPMENT TEST AND CHECKOUT

- A. Before equipment installations will be accepted, the equipment furnished by the Contractor shall be tested and demonstrated to be correctly connected and installed.
- B. All testing and checkout procedures of the manufacturer shall be carried out completely.
- C. Any operating difficulty or defective item as a result of the Contractor's work shall be repaired or replaced and put into proper operation by the Contractor immediately.
- D. All tested equipment found to be defective or inoperable to any extent is to be reported to the Owner's representative immediately.
- E. All equipment and surrounding areas shall be protected from damage resulting from testing operations. Any spills or leakage from testing shall be remedied.
- F. Provide Owner staff training session of new system at a date and time mutually agreed upon

3.11 ADJUSTMENTS AND CALIBRATION

- A. Contractor shall adjust all valves for the flows and pressure settings indicated and specified.
- B. Final adjustments shall be made during system operation prior to final start-up.
- C. Contractor shall provide all instructional and maintenance data as specified by manufacturer. Also comply with training and other post-work submittal requirements.

END Section 002082.

SECTION 003001 - CONCRETE WORK

PART 1 - GENERAL

1.01. SUMMARY

A. Contract Documents and Related Requirements:

1. The Contract Documents, general provisions of the Contract, including general and supplementary conditions and other contractual specification sections, apply to the work of this section. The Contract Documents show the work of the contract and related requirements and conditions impacting the project. Related requirements and conditions include applicable codes and regulations, notices and permits, existing site conditions and restrictions on use of the site, requirements for partial Owner occupancy during work, and coordination with other work and phasing of work. Whenever there is a conflict or overlap of the above references, the more stringent provisions shall apply.
2. By submitting a bid, the Contractor acknowledges that he has investigated and satisfied himself as to:
 - a. The conditions affecting the work, including but not limited to, the physical conditions of the site which bear upon site access, handling and storage of tools and materials, access to water, electric or other utilities, or otherwise affect performance of required activities.
 - b. The character and quantity of surface materials and of obstacles to be encountered in so far as this information is reasonably ascertainable from an inspection of the site and from information presented in the Contract Documents included with this contract. Failure by the Contractor to acquaint himself with available information will not relieve him of the responsibility for properly estimating the difficulty or cost of successfully performing the work. The Owner is not responsible for conclusions or interpretations made by the Contractor on the basis of the information made available by the Owner.

1.02. SCOPE OF WORK COVERED BY THIS SECTION

A. Concrete Work:

1. Provide all labor, materials, equipment, services, insurance, etc. to fully compete the following items as specified herein and as shown on Project Drawings:
 - a. All necessary surveying, site construction lay-out, and site preparation work to facilitate new concrete work for/at all locations specified.
 - b. Installation of new eight-inch (8") thick reinforced concrete slab(s) over new USTs at location and elevations shown on Project Drawings. Pea gravel backfill for new UST burial acceptable as slab base.

- c. Installation of new curb and gutter (Type B-6.12) along south edge of new UST slab. Pea gravel backfill for new UST burial acceptable as curb and gutter base.
 - d. Installation of new ten-inch (10") thick reinforced approach apron concrete slab(s) on both sides of new fuel island at locations and elevations shown on Project Drawings. Include required twenty-four-inch (24") thick C.A. 6 gravel base for all new approach apron concrete.
 - e. Installation of new eight-inch (8") thick (or greater) reinforced concrete fuel island poured in 12-inch (12") stainless steel island form. Island size shall be 30'-0" x 5'-0". Island reveal shall be five to six-inches (5"-6") above approach apron concrete.
 - f. Installation of new steel, concrete filled guard posts, set in concrete cylindrical forms, at new fuel island and at new vent line riser support location. Refer to Part 2, this Section, and Project Drawings for details. Shop drawings required for vent line riser support concrete footings and steel support.
 - g. Installation of new reinforced concrete footings for canopy columns (2) at locations shown on Project Drawings. Footings shall be approximately 6' x 6' x 6' or size in accordance with manufacturer's requirements for canopy size.
 - h. Installation of concrete reinforcing bars or wire mesh. Refer to Part 2, this Section, and Project Drawings for details.
- 2. Refer to Section 002082 for UST system installation requirements.
 - 3. Refer to Section 131250 for canopy installation requirements.
 - 4. New asphalt pavement work by others.

1.03. REFERENCES

- A. Specified references, current at date of bidding documents unless otherwise specified, govern the work. If conflicts exist between specified codes and standards and project specifications or regulatory requirements, make written request to the Consultant for decision.
 - 1. American Concrete Institute (ACI).
 - a. ACE 301 - Specifications for Structural Concrete for Buildings, including all ACI and ASTM Standards therein referenced.
 - b. ACI 318 - Building Code Requirements for reinforced concrete.
 - 2. Illinois Department of Transportation (IDOT): Standard Specifications for Road and Bridge Construction, including all addenda, latest edition.
 - 3. Concrete Reinforcing Steel Institute (CRSI):

- a. CRSI Manual of Standard Practice.
- b. CRSI Recommended Practice for Placing Reinforcing.

1.04. SUBMITTALS

A. Shop Drawings and Test Data:

1. Submit shop drawings for all concrete work specified by this Section. Shop drawing must be submitted to the Consultant for approval prior to start of specified work. Also see Project Drawings for additional submittal requirements.
2. Submit quality assurance documents, including proof of concrete strength, mix design data, test data, etc. for each concrete pour. Mix reports from the concrete company are acceptable.
3. Provide concrete delivery tickets at conclusion of work.

PART 2 - PRODUCTS

2.01. REQUIREMENTS

A. Backfill Materials:

1. New backfill materials for new concrete slabs and new shall be pea gravel or C.A.6 grade crushed gravel, or approved equal. C.A. 6 gravel shall be compacted to 95% modified proctor density. Provide compaction in twelve-inch (12") inch lifts, as required, as depths dictate.
2. Provide load or trip tickets for each load of gravel and submit to the Consultant upon conclusion of work.

B. Concrete Materials:

1. Cement: Conform to ASTM C150. Portland cement Type I.
2. Water: Clean and free from injurious amounts of oil, acid, alkalis, or other deleterious substances. Any potable drinking water will be acceptable.
3. Fine Aggregates: Clean natural sand. Manufactured sand may be used upon approval of the project representative. Conform to ASTM C33.
4. Coarse Aggregates: Clean crushed stone or processed gravel, not containing organic materials. Conform to ASTM C33.
5. Air Entrainment: Five percent (5%) air shall be used in all concrete.
6. Water Reducing Admixture: Conform to ASTM C494, Type A.

C. Concrete Reinforcement/Other Features:

1. New concrete slab over new USTs shall be eight-inch (8") inch thickness, reinforced with heavy-gauge 6" x 6" welded wire mesh reinforcing steel. Provide support stands to ensure mesh remains in center of slab. New pea gravel backfill for new USTs acceptable as new concrete slab base.
2. New curb work shall include two (2), twenty-four-inch (24"), #4 coated reinforcing bars on each end of curb and gutter as detailed on Project Drawings.
3. All new fuel island approach concrete slabs shall be ten-inch (10") inch thickness, reinforced with #4, 1/2" coated reinforcing bars on twelve-inch (12") centers, both ways. Tie reinforcing bars together at intersecting points and maintain support stands to ensure bars remain in center of slab. Include required twenty-four-inch (24") gravel base.
4. New concrete fuel island shall be eight-inch (8") inch thickness, or greater, and poured into 30' x 5' x 12" deep stainless-steel island form, at location shown on Project Drawings. Furnish and install 6" x 6" welded wire mesh reinforcing steel in and 4" below top of island concrete. Fiber mesh acceptable as reinforcement for island concrete.
5. Furnish and install four (4), six-inch (6") inch diameter, nine (9) feet long steel guard posts at ends on new fuel island. Guard posts shall be buried four (4) feet below surface grade and shall be five (5) height above surface grade. Guard posts shall be filled with concrete upon installation in eighteen-inch (18") diameter (minimum) concrete-filled cylindrical forms (sono-tube, or equal). Cover all guard posts with safety yellow Ideal Shield, or equal, tight-fitting plastic covers.
6. Furnish and install concrete footings for vent line riser support steel. Submit shop drawings for approval prior to installation. See Project Drawings for additional details.
7. Furnish and install new 6' x 6' x 6' (approximately) concrete canopy column footings per Section 131250 in conjunction with fuel island concrete installation, as shown on Project Drawings. Reinforcement steel cages per manufacturer's requirements.
8. Concrete slab forming may be wood, or approved equal.
9. Install expansion joints (if specified) and cut control joints as shown on Project Drawings.

D. Concrete Mix Proportions:

1. New concrete slabs, canopy footings, and curb work shall conform to the following proportions and limitations:

- a. Minimum compressive strength of 4000 psi at 28 days, no less than six (6) bags of cement per cubic yard of concrete.
 - b. Slump – 3-inches (3”), plus or minus 1-inch (1”).
2. Ready-Mixed Concrete:
 - a. Concrete shall meet requirements of ASTM C94 and of materials and proportions specified.
3. New fuel island and guard post concrete fill mix:
 - a. Fuel island concrete mix shall have minimum compression strength of 3000 psi, at 28 days, no less five (5) bags of cement per cubic yard of concrete.

PART 3 - PERFORMANCE

A. Excavation and Preparation:

1. Excavate, remove, and properly dispose of existing subsurface soil, as needed, to facilitate installation of new concrete slabs. Disposal of soils per CCDD requirements and Exhibit B certification.
2. Compact exposed earth as required. Refer to Exhibit A for geo-technical structural soil information.
3. Compact new approach apron concrete slab base C.A.6 grade crushed gravel, or approved equal, to 95% modified proctor density. Provide compaction in twelve-inch (12”) inch lifts, as depths required.
4. Verify lines, levels, and measurements before proceeding with form work. All new concrete slabs shall match existing concrete elevations and slopes.
5. Formwork to be consistent with industry accepted standards or manufacturer's printed instruction. Earth forms not permitted.
6. Provide wood forming for curb replacement work in accordance with standard practices.

B. Installation:

1. Concrete slabs shall be poured in conjunction with backfill and grading requirements outlined here and elsewhere, per manufacturer's specifications, and as shown on Project Drawings.
2. Install C.A.6 grade crushed gravel, or approved equal, as base for new concrete approach apron slabs. Compact to 95% modified proctor density and current ASTM Standard. Provide compaction in twelve-inch (12”) inch lifts, as depths required.

3. Allow for new specified site features to be worked into pouring of concrete.
4. New concrete slab over new USTs shall be eight-inch (8") inch thickness, reinforced with heavy-gauge 6" x 6" welded wire mesh reinforcing steel. Provide support stands to ensure mesh remains in center of slab. New pea gravel backfill for new USTs acceptable as new concrete slab base.
5. Installation of new curb and gutter (Type B-6.12) along south edge of new UST slab. Pea gravel backfill for new UST burial acceptable as curb and gutter base.
6. All new fuel island approach concrete slabs shall be ten-inch (10") inch thickness, reinforced with #4, 1/2" coated reinforcing bars on twelve-inch (12") centers, both ways. Tie reinforcing bars together at intersecting points and maintain support stands to ensure bars remain in center of slab. Include required gravel base.
7. New concrete fuel island shall be eight-inch (8") inch thickness, or greater, and poured into 30' x 5' x 12" deep stainless-steel island form, at location shown on Project Drawings. Furnish and install 6" x 6" welded wire mesh reinforcing steel in and 4" below top of island concrete. Fiber mesh acceptable as reinforcement. Island reveal shall be five to six-inches (5"-6") above approach apron concrete.
8. Furnish and install four (4), six-inch (6") inch diameter, nine (9) feet long steel guard posts at ends on new fuel island. Guard posts shall be buried four (4) feet below surface grade and shall be five (5) height above surface grade. Guard posts shall be filled with concrete upon installation in eighteen-inch (18") diameter (minimum) concrete-filled cylindrical forms (sono-tube, or equal). Cover all guard posts with safety yellow Ideal Shield, or equal, tight-fitting plastic covers.
9. Furnish and install concrete footings for vent line riser support steel. Submit shop drawings for approval prior to installation. See Project Drawings for additional details.
10. Furnish and install new 6' x 6' x 6' (approximately) concrete canopy column footings per Section 131250 in conjunction with fuel island concrete installation, as shown on Project Drawings. Reinforcement steel cages per manufacturer's requirements.
10. Install expansion joints (if specified) and cut control joints in concrete slabs at locations shown on Project Drawings.
11. Provide membrane curing compound upon completion of pour to all concrete slabs.
12. Any use of water from a hydrant for cleaning will require use of a hydrant meter (to be provided by Owner). There will be no charge for water used. Contractor/concrete provider must remove from site any concrete rinse-off debris generated by cleaning procedures.

END Section 003001.

SECTION 131250 - CANOPY INSTALLATION AND FEATURES

PART 1 - GENERAL

1.01. SUMMARY

1. The Contract Documents, General Provisions of the Contract, including general and supplementary conditions and other contractual specification sections, apply to the work of this section. The Contract Documents show the work of the contract and related requirements and conditions impacting the project. Related requirements and conditions include applicable codes and regulations, notices and permits, existing site conditions and restrictions on use of the site, requirements for partial Owner occupancy during work, and coordination with other work and phasing of work. Whenever there is a conflict or overlap of the above references, the more stringent provisions shall apply.
2. By submitting a proposal, the Contractor acknowledges that he has investigated and satisfied himself as to:
 - a. The conditions affecting the work, including but not limited to, the physical conditions of the site which bear upon site access, handling and storage of tools and materials, access to water, electric or other utilities, or otherwise affect performance of required activities.
 - b. The character and quantity of surface materials and of obstacles to be encountered in so far as this information is reasonably ascertainable from an inspection of the site and from information presented in the Contract Documents included with this contract. Failure by the Contractor to acquaint himself with available information will not relieve him of the responsibility for properly estimating the difficulty or cost of successfully performing the work. The Owner is not responsible for conclusions or interpretations made by the Contractor on the basis of the information made available by the Owner.

1.02. SCOPE OF WORK COVERED BY THIS SECTION

A. Canopy Installation and Features:

1. Provide all labor, materials, equipment, services, etc. to fully compete the following items as specified herein and as shown on Project Drawings:
 - a. All necessary surveying, site construction lay-out, and site preparation work. Provide Architect or Structural Engineer certification with construction submittal (certification from canopy manufacturer acceptable).
 - b. Remove and stockpile existing earth for canopy concrete footing work. Stockpiling adjacent to excavations acceptable. Removal and proper disposal of excavation soil, per CCDD testing and certification. Refer to Exhibit A for geo-technical soil testing report and Exhibit B for IEPA LPC-663 Certification for CCDD facility disposal approval of excavated soils.

- c. Installation of concrete footings, as specified by manufacturer and in accordance with Section 003001, Concrete Work.
- d. Installation/construction of new 36' x 24' x 16'-9" (minimum clearance height) steel canopy structure, TFC or King Manufacturing (or approved equal), as specified and as shown on Project Drawings. Canopy roof fascia shall be 36" wide (vertical dimension, all-around). Fascia shall be HYB Blue (TFC color chart) all-around. Canopy columns shall be two (2) coats exterior epoxy HWH White (TFC color chart) over manufacturer's prime paint. Canopy roofing deck underside shall be factory white.
- e. Deliver canopy column steel primed-painted by manufacturer/factory. Final paint coats (two (2) coats), to be exterior-grade, epoxy-based HWH White (TFC color chart).
- f. Canopy construction shall include roof drainage system, including 6" diameter Schedule 40 PVC downspouts and extensions with plastic welds at both columns. Drainage off new fuel island to concrete apron flowing east and west. See Project Drawings for additional information.
- g. Furnish and install four (4) new LED light fixtures, Crossover Model ES-LED-64-530-CW-UE-WHT (64 white LEDs each light), or approved equal. Light fixtures shall be 2' x 2' surface-mounted to underside of canopy. Include photocell sensor at vent line riser support location that activates all lights at dusk and deactivates at dawn. Sensor controls shall also include two (2) levels (lumens) of brightness; a dimmer constant light when the fueling station is inactive and a brighter illumination upon motion detection, with a return to the set dimmer light when motion is no longer detected. Lights fixtures shall be installed in/at the center of each quarter of the canopy ceiling. Final light positioning to be determined at Pre-Construction Meeting.
- h. Furnish and install four (4) AXIS P3267-LVE dome cameras security cameras on canopy roof underside. Install in strict accordance with manufacturer's requirements and electrical standards. Exact camera mounting locations and positioning to be determined at Pre-Construction Meeting.

1.02. REFERENCES

A. Steel and Standard Building Codes:

- 1. American Iron and Steel Institute.
- 2. American Institute of Steel Construction.
- 3. American Society for Testing Materials.

1.03. SUBMITTALS

A. Shop Drawings:

1. Submit shop drawings for canopy construction and installation, including support foundations and drainage schematic, to Consultant at Pre-Construction Meeting for approval.
2. Submit shop drawings for plan, layout, grid, component spacing, accessories, fittings, anchors, etc. to Consultant at Pre-Construction Meeting for approval.
3. Submit quality assurance documents, including proof of gauge, thickness, concrete strength, load and wind shear calculations, etc. to Consultant at Pre-Construction Meeting for approval. Structural Engineer seal and signature required.
4. Submit warranty information in accordance with Manufacturer's Specifications to Consultant at Pre-Construction Meeting for approval.

PART 2 - PRODUCTS

2.01. CONCRETE

- A. Concrete mix, strengths, etc. per manufacturer's specifications and Section 003001.
- B. Refer to Project Drawings for concrete footing locations.

2.02. COMPONENTS (TFC or King Manufacturing Canopy Structure, or approved equal)

A. Design Loading Requirements:

1. Provide canopy with live load capacity of 30 psf, or meeting local building code, whichever provides greater support.
2. Provide canopy with wind load of a minimum (capability) of 100 mph, or meeting local building code, which ever provides greater resistance.

B. Metal Posts and Framing:

1. Provide steel components of ASTM-A36 (36,000 psi minimum yield) steel.
2. Canopy construction shall include roof drainage system, including 6" diameter Schedule 40 PVC downspouts and extensions with plastic welds at both columns. Drainage off new fuel island to concrete apron flowing east and west. See Project Drawings for additional information.

3. Installation/construction of new 36' x 24' x 16'-9" (minimum clearance height) steel canopy structure, TFC or King Manufacturing (or approved equal), as specified and as shown on Project Drawings. Canopy roof fascia shall be 36" wide (vertical dimension, all-around). Canopy roof fascia shall be HYB Blue (TFC color chart) all-around. Canopy columns shall be two (2) coats exterior epoxy HWH White (TFC color chart) over manufacturer's prime paint. Canopy roofing deck underside shall be factory white.

C. Roof Purlins:

1. Provide commercial quality steel channel roof purlins (or approved equal) having a minimum strength of 55,000 psi.

D. Paint:

1. Deliver canopy column steel primed-painted by manufacturer/factory. Final paint coats (two (2) coats), to be exterior-grade, epoxy-based HWH White paint (TFC color chart).
2. Canopy roof fascia shall be white, 36" wide (vertical dimension, all-around). Fascia shall be HYB Blue (TFC color chart) all-around. Canopy roofing deck underside shall be factory white.

E. Drainage/Gutters:

1. Canopy construction shall include roof drainage system, including 6" diameter Schedule 40 PVC downspouts and extensions with plastic welds at both columns. Drainage off new fuel island to concrete apron flowing east and west. See Project Drawings for additional information.

F. Canopy Lighting, Sensors, and Camera:

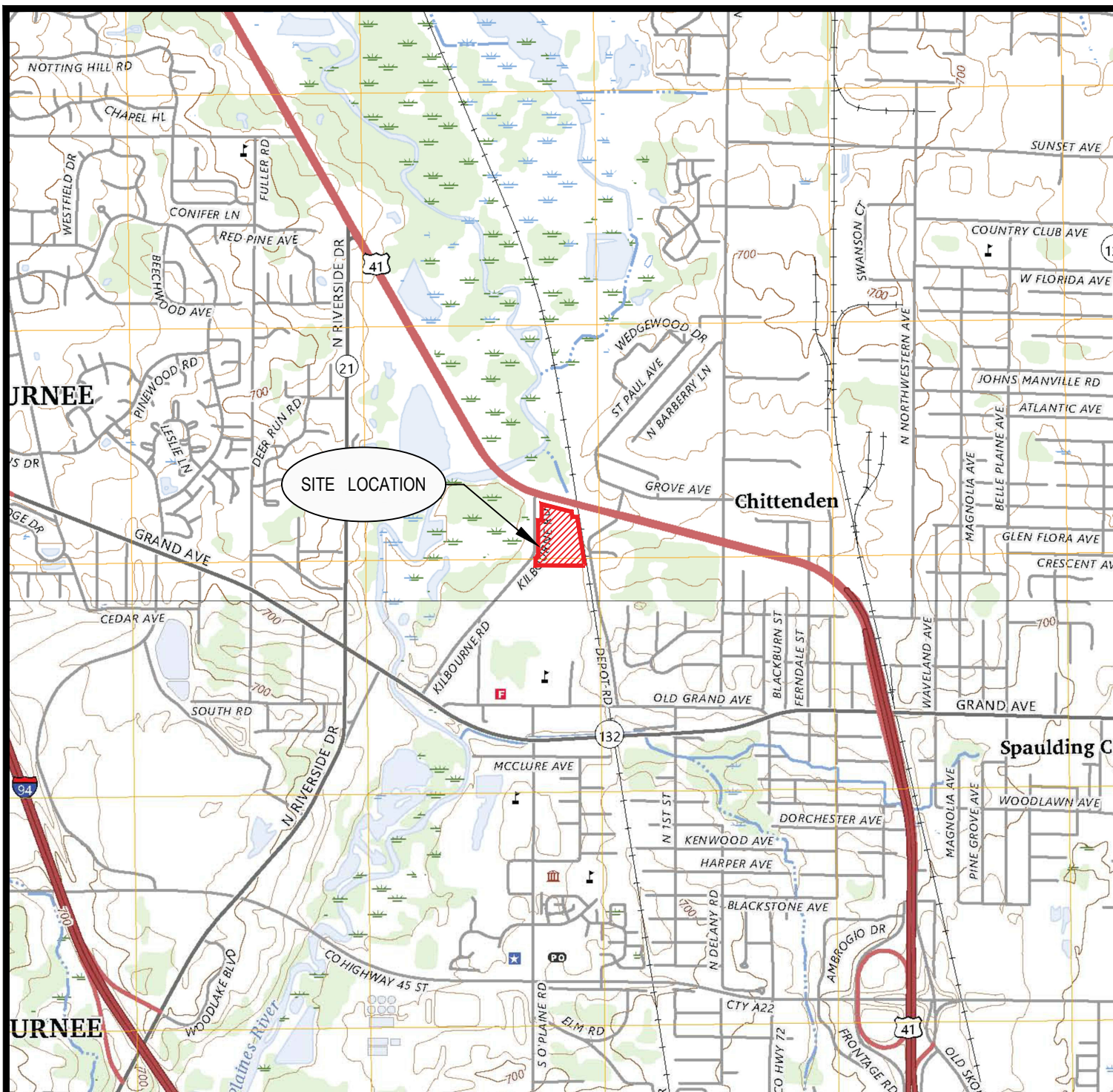
1. Furnish and install four (4) new LED light fixtures, Crossover Model ES-LED-64-530-CW-UE-WHT (64 white LEDs each light), or approved equal. Light fixtures shall be 2' x 2' surface-mounted to underside of canopy. Include photocell sensor at vent line riser support location that activates all lights at dusk and deactivates at dawn. Sensor controls shall also include two (2) levels (lumens) of brightness; a dimmer constant light when the fueling station is inactive and a brighter illumination upon motion detection, with a return to the set dimmer light when motion is no longer detected. Lights fixtures shall be installed in/at the center of each quarter of the canopy ceiling. Final light positioning to be determined at Pre-Construction Meeting.
2. Furnish and install four (4) AXIS P3267-LVE dome cameras security cameras on canopy roof underside. Install in strict accordance with manufacturer's requirements and electrical standards. Exact camera mounting locations and positioning to be determined at Pre-Construction Meeting.

PART 3 - PERFORMANCE

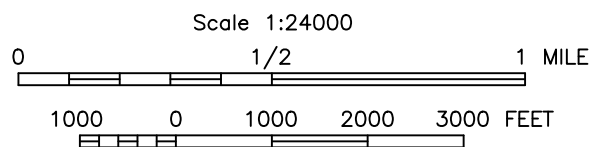
3.01. INSTALLATION

- A. All canopy installation in strict accordance with manufacturer's specifications, all electrical standards, and Project Drawings.
- B. Concrete footing (foundation) construction per manufacturer's recommendations, as specified in Section 003001, and as shown on Project Drawings.
- C. All lighting and camera installation as noted and per manufacturer's specifications. Exact locations and configurations to be determined at the Pre-Construction Meeting.
- D. One (1) column designated to support emergency shut-off switch. See Section 002082 and Project Drawings.
- E. Painting and colors as noted above.

END Section 131250.



QUADRANGLE LOCATION



(SOURCE OF MAP IS USGS 7.5 MINUTE QUADRANGLE MAP, WADSWORTH (2024), ILLINOIS, WISCONSIN)

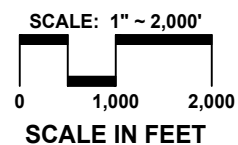
MJR Environmental Services, Inc.
Engineering, Design, Project Management

31 Hillcrest Drive
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tel. 630-253-3375
Email: mark@mjrenvironmental.com

PROJECT: UST SYSTEM REPLACEMENT PROJECT
VILLAGE OF GURNEE PUBLIC WORKS FACILITY
1151 KILBOURNE ROAD
GURNEE, ILLINOIS

OWNER: VILLAGE OF GURNEE
325 NORTH O'PLAINE ROAD
GURNEE, ILLINOIS 60031

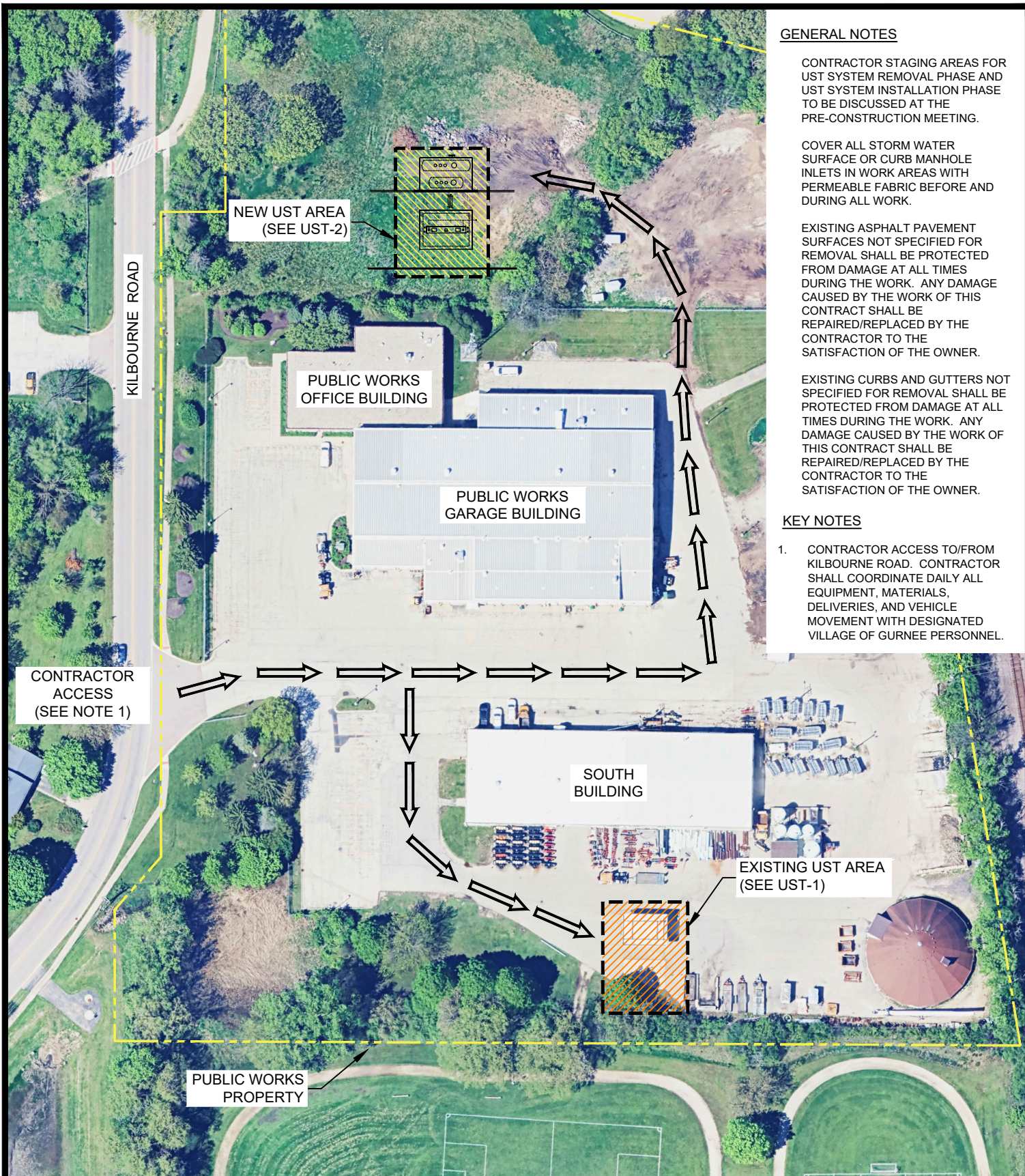
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DATE: 6/19/26



NORTH

**AREA
LOCATION
MAP**

C-1



GENERAL NOTES

CONTRACTOR STAGING AREAS FOR UST SYSTEM REMOVAL PHASE AND UST SYSTEM INSTALLATION PHASE TO BE DISCUSSED AT THE PRE-CONSTRUCTION MEETING.

COVER ALL STORM WATER SURFACE OR CURB MANHOLE INLETS IN WORK AREAS WITH PERMEABLE FABRIC BEFORE AND DURING ALL WORK.

EXISTING ASPHALT PAVEMENT SURFACES NOT SPECIFIED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES DURING THE WORK. ANY DAMAGE CAUSED BY THE WORK OF THIS CONTRACT SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

EXISTING CURBS AND GUTTERS NOT SPECIFIED FOR REMOVAL SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES DURING THE WORK. ANY DAMAGE CAUSED BY THE WORK OF THIS CONTRACT SHALL BE REPAIRED/REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

KEY NOTES

1. CONTRACTOR ACCESS TO/FROM KILBOURNE ROAD. CONTRACTOR SHALL COORDINATE DAILY ALL EQUIPMENT, MATERIALS, DELIVERIES, AND VEHICLE MOVEMENT WITH DESIGNATED VILLAGE OF GURNEE PERSONNEL.

MJR Environmental Services, Inc.
Engineering, Design, Project Management

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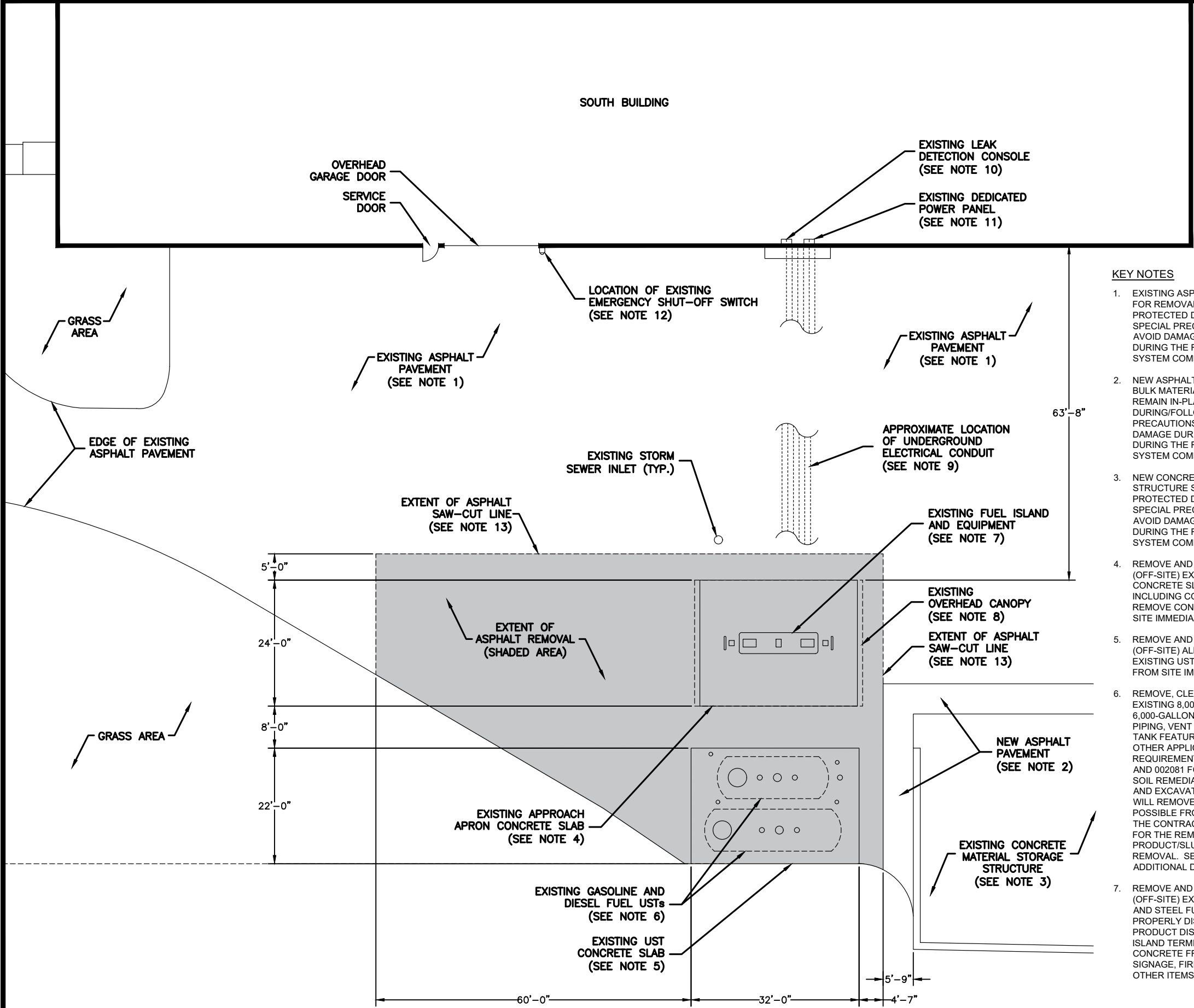
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SITE PLAN



NORTH

C-2



GENERAL NOTES

UNLIMITED ACCESS AND USAGE OF THE SITE IS PROHIBITED. COORDINATE ACCESS, USAGE, STAGING AREAS, ETC. AT PRE-CONSTRUCTION MEETING. THE VILLAGE OF GURNEE PUBLIC WORKS FACILITY WILL REMAIN OPERATION AND ACTIVE AT ALL TIMES DURING THE WORK. CONTRACTORS, SUB-CONTRACTORS, DELIVERIES, ETC. ARE EXPECTED TO FULLY COOPERATE IN EVERY WAY WITH THE DAILY OPERATIONS OF THE SITE.

PROTECT AND COVER ALL STORM SEWER INLET LOCATIONS, AS NEEDED, DURING THE WORK. SURFACE/STORM WATER RUN-OFF ORIGINATING FROM OR DRAINING THROUGH EXISTING UST AREAS SHALL NOT BE ALLOWED TO ENTER STORM SEWER SYSTEM DURING THE WORK.

ALL DIMENSIONS AND ITEMS PERTAINING TO EXISTING CONDITIONS AS SHOWN ON ARE LOCATED IN APPROXIMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MEASUREMENTS, ITEM LOCATIONS, ETC.

KEY NOTES

- EXISTING ASPHALT PAVEMENT NOT SPECIFIED FOR REMOVAL SHALL REMAIN IN-PLACE AND PROTECTED DURING/FOLLOWING ALL WORK. SPECIAL PRECAUTIONS MUST BE TAKEN TO AVOID DAMAGE DURING THE WORK, INCLUDING DURING THE REMOVAL OF UNDERGROUND UST SYSTEM COMPONENTS.
- NEW ASPHALT PAVEMENT ADJACENT TO NEW BULK MATERIAL STORAGE STRUCTURE SHALL REMAIN IN-PLACE AND PROTECTED DURING/FOLLOWING ALL WORK. SPECIAL PRECAUTIONS MUST BE TAKEN TO AVOID DAMAGE DURING THE WORK, INCLUDING DURING THE REMOVAL OF UNDERGROUND UST SYSTEM COMPONENTS.
- NEW CONCRETE BULK MATERIAL STORAGE STRUCTURE SHALL REMAIN IN-PLACE AND PROTECTED DURING/FOLLOWING ALL WORK. SPECIAL PRECAUTIONS MUST BE TAKEN TO AVOID DAMAGE DURING THE WORK, INCLUDING DURING THE REMOVAL OF UNDERGROUND UST SYSTEM COMPONENTS.
- REMOVE AND PROPERLY DISPOSE OF (OFF-SITE) EXISTING APPROACH APRON CONCRETE SLAB(S) AND STEEL BOLLARDS, INCLUDING CONCRETE BOLLARD FOOTINGS. REMOVE CONCRETE AND STEEL DEBRIS FROM SITE IMMEDIATELY.
- REMOVE AND PROPERLY DISPOSE OF (OFF-SITE) ALL CONCRETE SLAB(S) AT/OVER EXISTING USTS. REMOVE CONCRETE DEBRIS FROM SITE IMMEDIATELY.
- REMOVE, CLEAN, AND PROPERLY DISPOSE OF EXISTING 8,000-GALLON GASOLINE UST, 6,000-GALLON DIESEL FUEL UST, AND ALL PIPING, VENT LINE RISERS AND SUPPORT, TANK FEATURES, ETC. PER OSFM AND ALL OTHER APPLICABLE REGULATORY REQUIREMENTS. REFER TO SECTIONS 002080 AND 002081 FOR INFORMATION PERTAINING TO SOIL REMEDIATION WORK (IF AUTHORIZED) AND EXCAVATION BACKFILLING. THE OWNER WILL REMOVE AS MUCH PRODUCT AS POSSIBLE FROM USTS PRIOR TO REMOVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF REMAINING PRODUCT/SLUDGE FROM TANK TO FACILITATE REMOVAL. SEE SECTION 002081 FOR ADDITIONAL DETAILS.
- REMOVE AND PROPERLY DISPOSE OF (OFF-SITE) EXISTING FUEL ISLAND CONCRETE AND STEEL FUEL ISLAND FORM. REMOVE AND PROPERLY DISPOSE OF (OFF-SITE) EXISTING PRODUCT DISPENSERS AND EXISTING FUEL ISLAND TERMINAL. REMOVE ALL STEEL AND CONCRETE FROM SITE IMMEDIATELY. ALL SIGNAGE, FIRE EXTINGUISHERS, AND ANY OTHER ITEMS TEMPORARILY FIXED TO FUEL ISLAND FEATURES SHALL BE REMOVED BY THE CONTRACTOR AND RETURNED TO THE OWNER. IT IS THE OWNER'S INTENTION TO USE THE EXISTING FIXED ITEMS AT/FOR THE NEW UST FUEL ISLAND. SEE NOTE 11 FOR INFORMATION REGARDING LIGHTING POWER DISCONNECT.
- REMOVE (DEMOLISH) AND PROPERLY DISPOSE OF EXISTING STEEL CANOPY STRUCTURE IN ITS ENTIRETY, INCLUDING STEEL COLUMNS AND CONCRETE FOUNDATIONS (FOOTINGS). PROMPTLY DISPOSE OF CANOPY DEMOLITION DEBRIS UPON REMOVAL. SEE NOTE 11 FOR INFORMATION REGARDING LIGHTING POWER DISCONNECT.
- APPROXIMATE LOCATION OF UNDERGROUND ELECTRICAL POWER AND DATA LINES (CONDUIT) FROM EXISTING UST SYSTEMS TO EXTERIOR AND INTERIOR JUNCTION BOXES, OFF-ISLAND EMERGENCY SHUT-OFF SWITCH, AND LEAK DETECTION EQUIPMENT. UNDERGROUND CONDUITS SHALL BE ABANDONED IN-PLACE FROM THE NORTH ASPHALT SAW-CUT TO THE EXTERIOR JUNCTION BOX ON THE SOUTH FACE OF THE SOUTH BUILDING. CUT AND CAP ABANDONED CONDUITS AT GRADE AT BUILDING. TIGHTLY SEAL ALL CONDUIT PENETRATIONS AT BUILDING WALL. REMOVE AND DISPOSE OF EXTERIOR JUNCTION BOX AND STEEL SHIELD.
- CAREFULLY DISCONNECT AND REMOVE EXISTING LEAK DETECTION CONSOLE FROM INTERIOR SOUTH BUILDING LOCATION FOR REINSTALLATION IN NORTH MECHANICAL ROOM NEAR LOCATION OF NEW UST SYSTEMS. SEE DRAWINGS UST-2 AND UST-3 FOR ADDITIONAL DETAILS.
- DISCONNECT ALL POWER/CIRCUITS AT INTERIOR POWER PANEL LOCATION INSIDE SOUTH BUILDING PRIOR TO THE REMOVAL OF THE UST SYSTEMS AND COMPONENTS. REMOVE AND PROPERLY DISPOSE OF EXISTING FUEL SITE CONTROLLERS AND EXISTING FUEL MANAGEMENT JUNCTION BOX FROM THIS LOCATION.
- DISCONNECT AND REMOVE EXISTING WALL-MOUNTED EMERGENCY SHUT-OFF SWITCH FROM THIS LOCATION. REMOVE AND DISPOSE OF INTERIOR CONDUIT ASSOCIATED WITH THIS SWITCH. TIGHTLY SEAL CONDUIT PENETRATION AT BUILDING WALL. ALL SIGNAGE AT SWITCH LOCATION SHALL BE REMOVED BY THE CONTRACTOR AND RETURNED TO THE OWNER. IT IS THE OWNER'S INTENTION TO USE SIGNAGE AT/FOR THE NEW UST FUEL ISLAND.
- SAW-CUT EXISTING ASPHALT PAVEMENT IN STRAIGHT AND EVEN LINES AT LOCATIONS SHOWN AROUND UST SYSTEM AREA TO FACILITATE INSTALLATION OF NEW ASPHALT PAVEMENT (BY OTHERS). REMOVE ASPHALT DEBRIS FROM THE SITE IMMEDIATELY.

**UST SYSTEM
REMOVAL PLAN
UST-1**



PROJ. NO.: 304-01

DRAWN BY: OS
DATE: 6/19/26

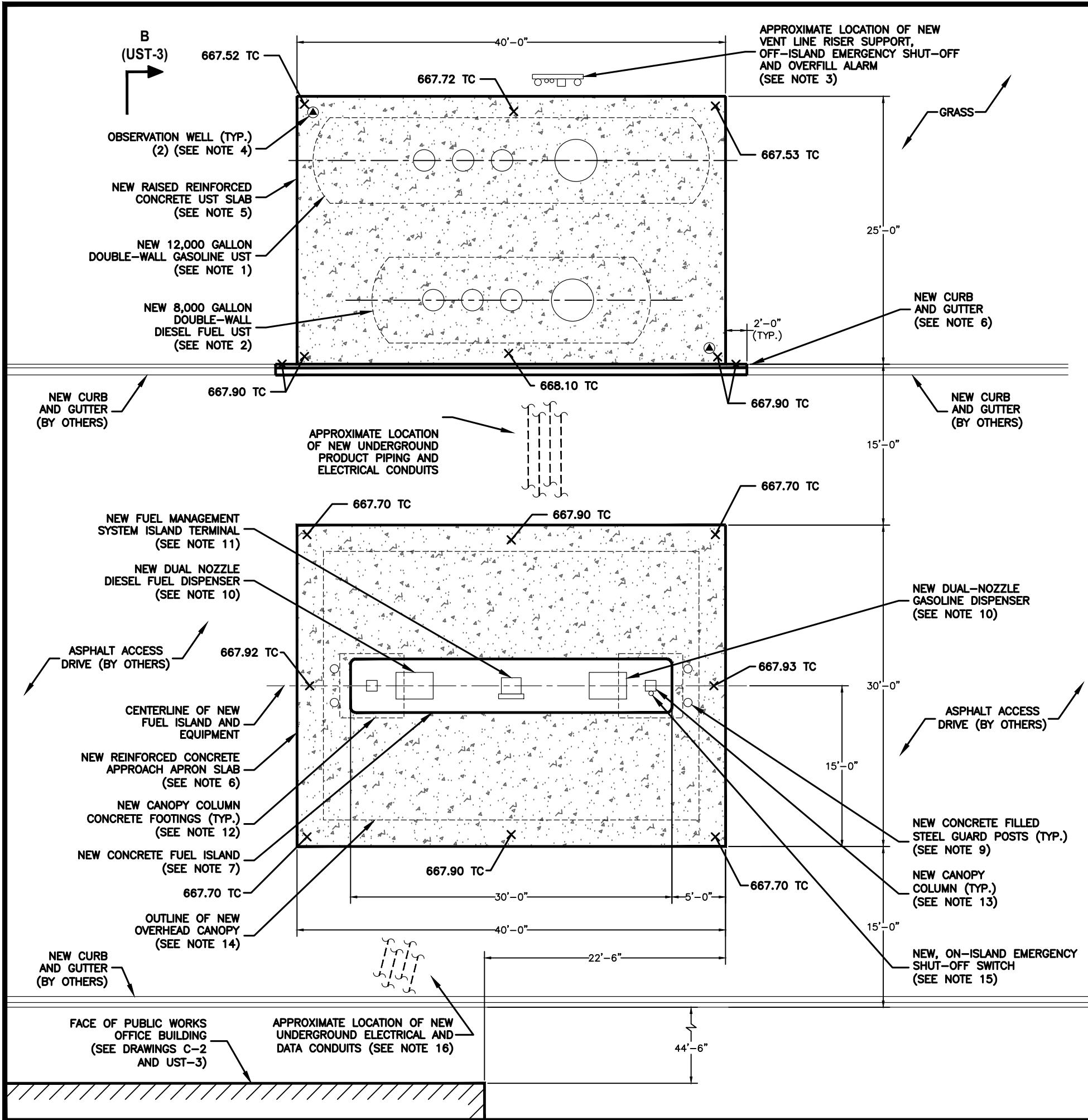
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SCALE: 1" = 20'
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GENERAL NOTES

UNLIMITED ACCESS AND USAGE OF THE SITE IS PROHIBITED. COORDINATE ACCESS, USAGE, STAGING AREAS, ETC. AT PRE-CONSTRUCTION MEETING. THE VILLAGE OF GURNEE PUBLIC WORKS FACILITY IS TO REMAIN FULLY OPERATIONAL AND ACTIVE AT ALL TIMES DURING THE WORK. CONTRACTORS, SUB-CONTRACTORS, DELIVERIES, ETC. ARE EXPECTED TO FULLY COOPERATE IN EVERY WAY WITH THE DAILY OPERATIONS OF THE SITE.

COORDINATE PUBLIC WORKS NORTH YARD ACCESS AT PRE-CONSTRUCTION MEETING. THERE WILL BE NO ACCESS TO/FROM KILBOURNE ROAD.

ALL DIMENSIONS AND ITEMS PERTAINING TO EXISTING CONDITIONS AS SHOWN ON ARE LOCATED IN APPROXIMATION ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, MEASUREMENTS, ITEM LOCATIONS, ETC.

KEY NOTES

1. LOCATION OF NEW 12,000-GALLON (EIGHT (8) FOOT DIAMETER) DOUBLE-WALL FIBERGLASS GASOLINE UST. INSTALL, ANCHOR, ETC. IN ACCORDANCE WITH ALL REQUIREMENTS OF THESE SPECIFICATIONS, GOVERNING REGULATORY AGENCIES, AND TANK MANUFACTURER. NEW UST INSTALLATION EXCAVATION WORK SHALL BE PERFORMED IN A SHORING BOX ONLY. OSHA-SLOPED EXCAVATION NOT PERMITTED. SHORING ASSEMBLY PER ALL GOVERNING SAFETY REQUIREMENTS AND STANDARD PRACTICES.
2. LOCATION OF NEW 8,000-GALLON (EIGHT (8) FOOT DIAMETER) DOUBLE-WALL FIBERGLASS DIESEL FUEL UST. INSTALL, ANCHOR, ETC. IN ACCORDANCE WITH ALL REQUIREMENTS OF THESE SPECIFICATIONS, GOVERNING REGULATORY AGENCIES, AND TANK MANUFACTURER. NEW UST INSTALLATION EXCAVATION WORK SHALL BE PERFORMED IN A SHORING BOX ONLY. OSHA-SLOPED EXCAVATION NOT PERMITTED. SHORING ASSEMBLY PER ALL GOVERNING SAFETY REQUIREMENTS AND STANDARD PRACTICES.
3. APPROXIMATE LOCATION OF NEW VENT LINE RISERS, OVER-FILL ALARM, AND OFF-ISLAND EMERGENCY SHUT-OFF SWITCH. MOUNT ALL ON STEEL UNI-STRUT STRUCTURE SUPPORT. BURY VERTICAL UNI-STRUT SUPPORTS IN CONCRETE FOOTINGS. PROVIDE SHOP DRAWING(S) OF SUPPORT STEEL AND MOUNTING DETAILS FOR APPROVAL PRIOR TO INSTALLATION.
4. APPROXIMATE LOCATIONS OF NEW GROUNDWATER OBSERVATION WELLS (2). FINAL LOCATIONS TO BE DETERMINED DURING CONSTRUCTION. NEW WELLS SHALL BE 9" DIAMETER AND 13'-0" DEEP. SLOTTED STEEL. FURNISH AND INSTALL RISERS AND FLUSH-MOUNTED SURFACE HOUSINGS WITH STEEL COVERS MARKED AS OBSERVATION WELLS AND PAINTED ACCORDINGLY.
5. FURNISH AND INSTALL NEW 8" (THICK) REINFORCED CONCRETE SLAB(S) OVER NEW USTS AS SHOWN. REINFORCE WITH HEAVY GAUGE 6" X 6" WELDED WIRE MESH, OR APPROVED EQUAL. PEA GRAVEL BACKFILL FOR NEW UST BURIAL ACCEPTABLE AS CONCRETE SLAB BASE. TOP OF CONCRETE SLAB ELEVATION POINTS AS SHOWN. INCORPORATE ALL REQUIRED NEW TANK-TOP FEATURES INTO NEW CONCRETE INSTALLATION. SLIGHTLY SLOPE CONCRETE AWAY FROM ALL TANK-TOP MAN-WAY COLLARS/RIMS. CUT 3" DEEP CONCRETE CONTROL JOINTS AT 10'-0" CENTERS, BOTH WAYS AND ADD SEALANT FOLLOWING POUR. UPON COMPLETION, CONTRACTOR SHALL FURNISH PROPER GRADING/SLOPING, CLEAN TOP SOIL, AND INSTALL LANDSCAPING STRAW EROSION NETTING AROUND RAISED SLAB.
6. CONTRACTOR SHALL FURNISH AND INSTALL NEW CONCRETE CURB AND GUTTER AT SOUTH EDGE OF NEW UST CONCRETE SLAB AS SHOWN (44'-0" LINEAR FEET). TOP OF CURB ELEVATION SHALL MATCH TOP OF ADJACENT UST CONCRETE ELEVATION AS SHOWN. SEE UST-3 FOR MORE INFORMATION AND CURB DETAIL.
7. FURNISH AND INSTALL NEW 8" (THICK) OR GREATER, RAISED CONCRETE FUEL ISLAND. POURED INTO 30' X 5' X 12" DEEP (OR GREATER) STAINLESS-STEEL ISLAND FORM. FURNISH AND INSTALL 6" X 6" WELDED WIRE MESH REINFORCING STEEL IN AND 4" BELOW TOP OF ISLAND CONCRETE. FIBER MESH AS CONCRETE REINFORCEMENT ACCEPTABLE. SLIGHTLY CROWN CONCRETE IN CENTER OF ISLAND (LENGTH-WISE) FOR DRAINAGE. NO CONTROL JOINTS TO BE CUT IN RAISED CONCRETE FUEL ISLAND. SPRAY-APPLY CONCRETE SEALANT UPON CONCLUSION OF INSTALLATION.
8. FURNISH AND INSTALL NEW 10" (THICK) CONCRETE FUEL ISLAND APPROACH APRON. REINFORCE WITH #4, 1/2" COATED REINFORCING BARS ON 12" CENTERS, BOTH WAYS. TIE REINFORCING BARS TOGETHER AT INTERSECTING POINTS AND MAINTAIN SUPPORT STANDS TO ENSURE BARS REMAIN IN CENTER OF SLAB DURING/AFTER POUR. SLOPE APRON CONCRETE IN ACCORDANCE WITH ESTABLISHED ELEVATION POINTS. CUT 4" DEEP CONTROL JOINTS AT 10'-0" CENTERS BOTH WAYS. SPRAY-APPLY CONCRETE SEALANT UPON CONCLUSION OF INSTALLATION.
9. FURNISH AND INSTALL 6" DIAMETER, 9'-0" LONG STEEL GUARD POSTS AT ENDS OF NEW FUEL ISLAND AT LOCATIONS SHOWN (4 TOTAL). GUARD POSTS SHALL BE BURIED 4'-0" BELOW SURFACE GRADE AND SHALL BE 5'-0" HEIGHT ABOVE SURFACE GRADE. GUARD POSTS SHALL BE FILLED WITH CONCRETE UPON INSTALLATION AND INSTALLED IN 18" DIAMETER (MINIMUM) CONCRETE-FILLED CYLINDRICAL FORMS (SONO-TUBE, OR EQUAL) PRIOR TO OR SIMULTANEOUS WITH INSTALLATION OF CONCRETE APRON SLAB. COVER ALL GUARD POSTS WITH SAFETY YELLOW IDEAL SHIELD, OR EQUAL, TIGHT-FITTING PLASTIC COVERS.
10. FURNISH AND INSTALL NEW, SWIVEL DUAL-NOZZLE (SAME PRODUCT), SIDE HOSE MOUNTED, STAINLESS-STEEL COMMERCIAL/FLEET-STYLE DISPENSERS (2) WITH ELECTRONIC DISPLAY, BENNETT 3000 SERIES (OR APPROVED EQUAL), WITH 22-23 GPM FLOW RATE AND STANDARD 3/4" DIAMETER NOZZLES/HOSES FOR GASOLINE AND 1" DIAMETER FOR DIESEL FUEL. INCLUDE OVERHEAD CABINET HOSE RETRACTORS, BREAK-AWAY HOSE VALVES, AND COLOR-CODED NOZZLES FOR GASOLINE AND DIESEL FUEL. ALL PRODUCT HOSES SHALL BE COLD-WEATHER PLIABLE. NEW DISPENSERS SHALL ALSO INCLUDE SPIN-ON INTERNAL FILTER ASSEMBLIES FOR THE PRODUCT DISPENSED.
11. FURNISH AND INSTALL NEW SYNTHECH FUEL MASTER FM LIVE FMS AND TERMINAL AT NEW FUEL ISLAND LOCATION SHOWN. INSTALLATION OF ISLAND TERMINAL POSITIONED WITH READER FACE ORIENTATED/FACING EAST (USER FACES WEST). INCLUDE ALL NEW SOFTWARE, 200 PROKEYS WITH ENCODER, AND ALL MANUFACTURER REPRESENTATIVE TRAINING FOR A COMPLETE, OPERATIONAL SYSTEM.
12. NEW CANOPY FOOTINGS/FOUNDATIONS (2) SHALL BE APPROXIMATELY 6' X 6' X 6" (OR PER STRUCTURAL ENGINEER) FORMED AND POURED CONCRETE AT LOCATIONS SHOWN. CLOSELY ADHERE TO MANUFACTURER'S REQUIREMENTS REGARDING SIZE, DEPTH TO GRADE DIMENSIONS, AND REINFORCEMENT STEEL. REFER TO SECTION 131250 FOR ADDITIONAL INFORMATION.
13. NEW CANOPY COLUMN SHALL INCLUDE BASE PLATE AND BASE PLATE BOLT CONNECTION POINTS TO CONCRETE FOUNDATIONS (FOOTINGS) IN STRICT ACCORDANCE ALL WITH MANUFACTURER'S REQUIREMENTS. BURY CANOPY COLUMN BOLT CONNECTIONS IN NEW FUEL ISLAND CONCRETE. REFER TO SECTION 131250 FOR COLUMN PAINTING REQUIREMENTS.
14. FURNISH AND INSTALL/ASSEMBLE ON-SITE NEW 36' X 24' X 16'-9" (MINIMUM CLEARANCE HEIGHT) STEEL CANOPY STRUCTURE, TFC OR KING MANUFACTURING (OR APPROVED EQUAL), AT LOCATION SHOWN. CANOPY ROOF FASCIA SHALL BE 36" WIDE (VERTICAL DIMENSION). FURNISH AND INSTALL FOUR (4) AXIS P3267-LVE DOME CAMERAS SECURITY CAMERAS ON CANOPY ROOF UNDERSIDE. EXACT CAMERA MOUNTING LOCATIONS TO BE DETERMINED AT PRE-CONSTRUCTION MEETING. REFER TO SECTION 131250 FOR ADDITIONAL DETAILS REGARDING FASCIA AND DECK COLORS, DRAINAGE, LIGHTS, ADDITIONAL CAMERA INFORMATION, AND OTHER RELATED FEATURES.
15. FURNISH AND INSTALL NEW, ON-ISLAND EMERGENCY SHUT-OFF SWITCH (STOP BUTTON) AT SOUTH FACE OF EAST CANOPY COLUMN. ANCHOR IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. MOUNT AT HAND-HOLE APPROXIMATELY FIVE (5) FEET ABOVE TOP OF ISLAND CONCRETE.
16. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER WIRE AND DATA CABLE CONDUIT FROM NEW UST AREA AND COMPONENTS TO MECHANICAL ROOM AT NORTHEAST CORNER OF PUBLIC WORKS OFFICE BUILDING. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO ENSURE APPROPRIATE CONDUIT INSTALLATION DEPTH UNDER EXISTING CHAIN-LINK FENCE AND OVER EXISTING BELOW GRADE WATER AND COMMUNICATIONS LINES NORTH OF OFFICE BUILDING. SEE PARTIAL FLOOR PLAN, UST-3 FOR ADDITIONAL INFORMATION.

UST SYSTEM
INSTALLATION PLAN
UST-2



PROJ. NO.: 304-01

DRAWN BY: OS

DATE: 6/19/26

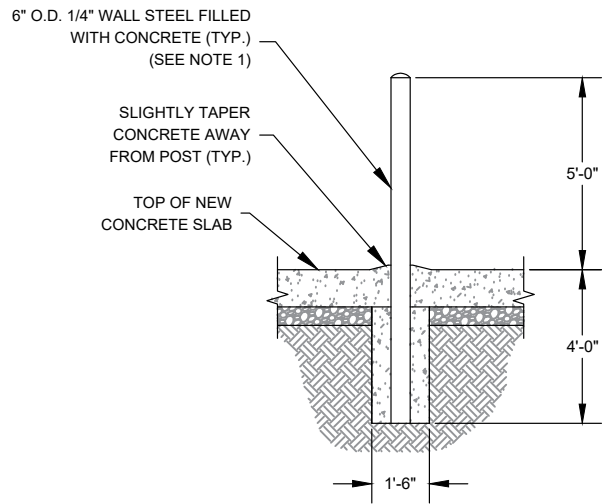
PROJECT: UST SYSTEM REPLACEMENT PROJECT
VILLAGE OF GURNEE PUBLIC WORKS FACILITY
1151 KILBOURNE ROAD
GURNEE, ILLINOIS

MJR Environmental Services, Inc.
Engineering, Design, Project Management

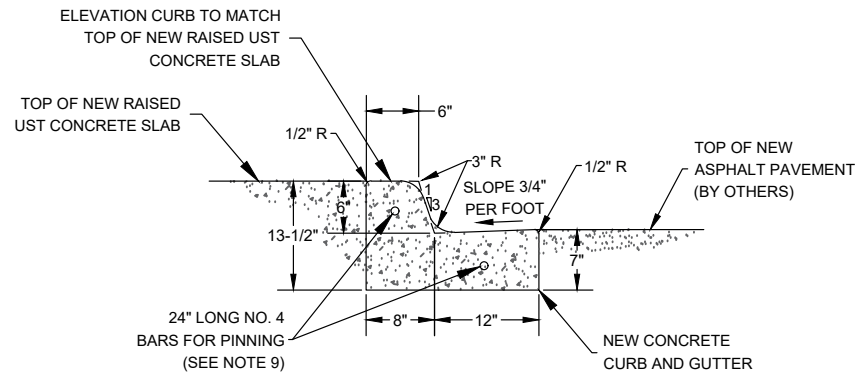
OWNER:
VILLAGE OF GURNEE
325 NORTH OPLAINE ROAD
GURNEE, ILLINOIS 60031

31 Hillcrest Drive
Sugar Grove, IL 60054
Tel. 630-253-3375
Email: mark@mjrenvironmental.com

SCALE: 1" = 10'
0 5 10
SCALE IN FEET



DETAIL (SECTION) A
6" O.D. GUARD POST DETAIL
(NO SCALE)



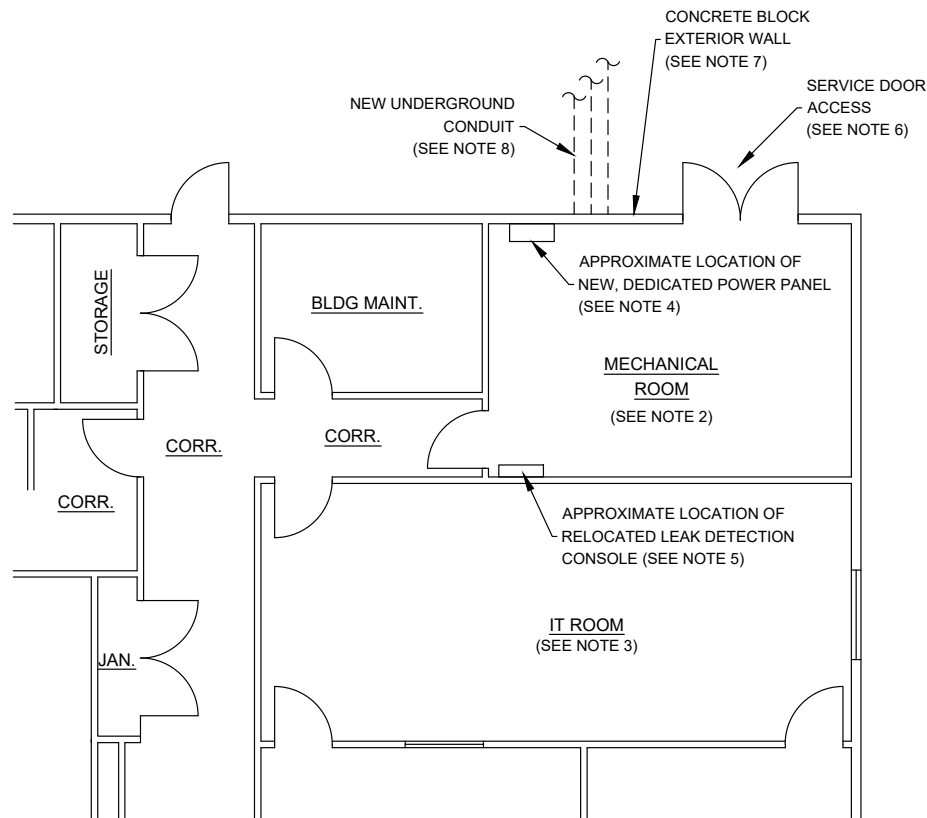
DETAIL (SECTION) C (B-6.12)
(NO SCALE)

GENERAL NOTES

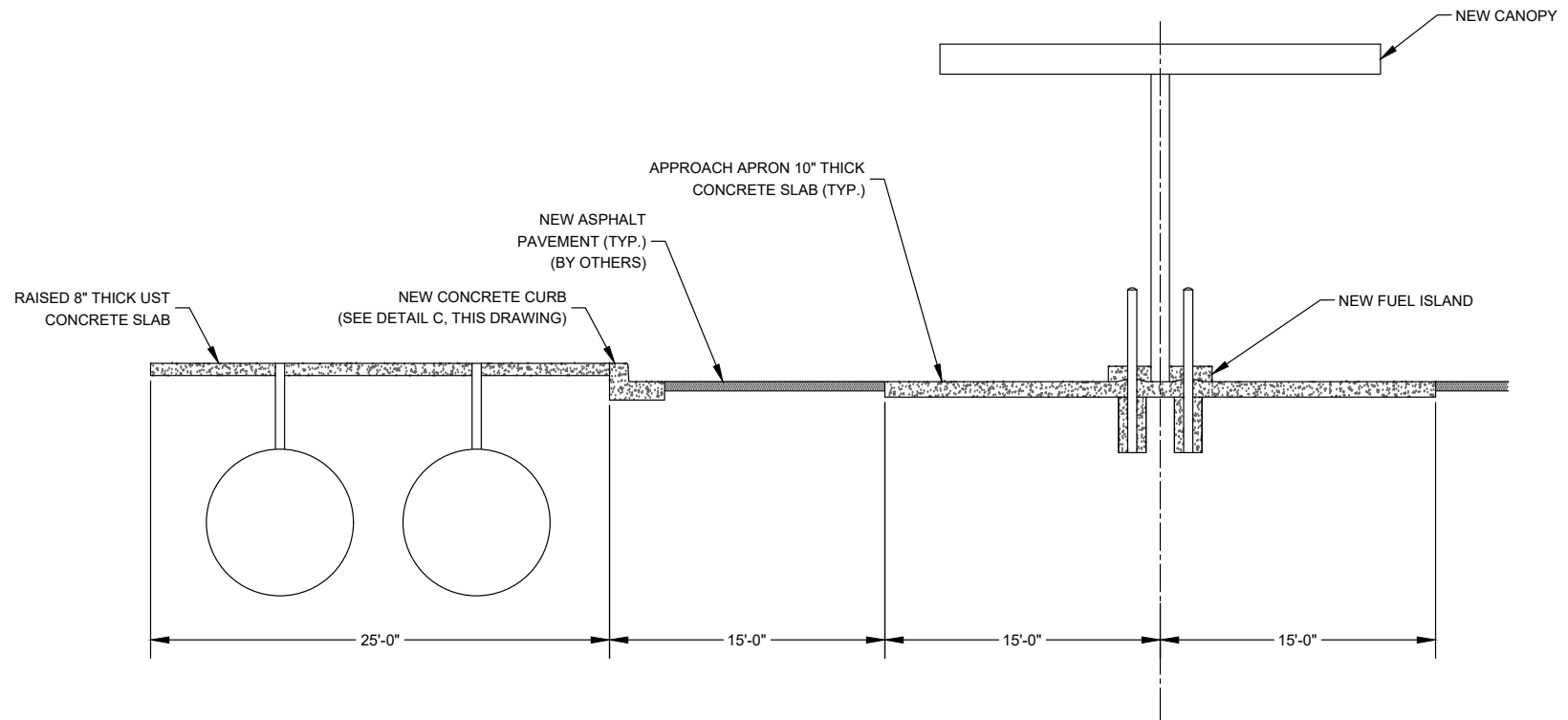
REFER TO DRAWINGS UST-1 AND UST-2 FOR GENERAL NOTES.

KEY NOTES

- FURNISH AND INSTALL 6" DIAMETER, 9'-0" LONG STEEL GUARD POSTS AT ENDS OF NEW FUEL ISLAND AT LOCATIONS SHOWN (4 TOTAL). GUARD POSTS SHALL BE BURIED 4'-0" BELOW SURFACE GRADE AND SHALL BE 5'-0" HEIGHT ABOVE SURFACE GRADE. GUARD POSTS SHALL BE FILLED WITH CONCRETE UPON INSTALLATION AND INSTALLED IN 18" DIAMETER (MINIMUM) CONCRETE-FILLED CYLINDRICAL FORMS (SONO-TUBE, OR EQUAL) PRIOR TO OR SIMULTANEOUS WITH INSTALLATION OF CONCRETE APRON SLAB. COVER ALL GUARD POSTS WITH SAFETY YELLOW IDEAL SHIELD, OR EQUAL, TIGHT-FITTING PLASTIC COVERS.
- MECHANICAL ROOM IN NORTHEAST CORNER OF PUBLIC WORKS OFFICE BUILDING TO BE UTILIZED FOR INSTALLATION OF NEW POWER PANEL AND RELOCATED LEAK DETECTION CONSOLE. OWNER TO REMOVE WOODEN SHELVING FROM NORTH WALL.
- IT ROOM IN NORTHEAST AREA OF PUBLIC WORKS OFFICE BUILDING TO BE UTILIZED FOR NETWORK CONNECTIONS FOR THE NEW FUEL MANAGEMENT SYSTEM AND FOR THE RELOCATED LEAK DETECTION EQUIPMENT. CABLES (CAT 6) SHALL BE ROUTED, AS NEEDED, THROUGH INTERIOR CONCRETE BLOCK CORES OR OVER WALLS AT CEILING LEVEL. INTERIOR DATA CABLE CONDUIT OPTIONAL.
- APPROXIMATE INTERIOR WALL-MOUNT LOCATION OF NEW POWER PANEL WITH REQUIRED CIRCUITS/BREAKERS. CONNECT TO POWER MAIN AT THIS LOCATION IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. FINAL INSTALLATION LOCATION AND MOUNTING HEIGHT TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.
- APPROXIMATE INTERIOR WALL-MOUNT LOCATION OF RELOCATED LEAK DETECTION CONSOLE. FINAL INSTALLATION LOCATION AND MOUNTING HEIGHT TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.
- EXISTING MECHANICAL ROOM SERVICE DOOR. THIS DOOR CAN BE UTILIZED FOR CONTRACTOR ACCESS DURING THE PROJECT. THIS DOOR SHALL REMAIN LOOKED AT TIMES WHEN NOT IN USE FOR THE SUBJECT PROJECT.
- CONTRACTOR SHALL UTILIZE THIS AREA OF THE EXISTING DECORATIVE CONCRETE BLOCK EXTERIOR WALL FOR NEW CONDUIT PENETRATIONS. INCLUDE EXTERIOR, WALL-MOUNTED JUNCTION BOX AT PENETRATION LOCATION AND PROPER SEALANT AROUND ALL WALL OPENINGS. INSTALL IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. PROVIDE SHOP DRAWING(S) OF PENETRATIONS AND JUNCTION BOX WALL SUPPORT DETAILS FOR APPROVAL PRIOR TO INSTALLATION.
- APPROXIMATE LOCATION OF NEW UNDERGROUND CONDUIT FOR POWER WIRES AND DATA CABLE FROM MECHANICAL ROOM TO NEW UST AREA AND COMPONENTS. CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO ENSURE APPROPRIATE CONDUIT INSTALLATION DEPTH UNDER EXISTING CHAIN-LINK FENCE AND OVER EXISTING BELOW GRADE WATER AND COMMUNICATIONS LINES NORTH OF OFFICE BUILDING.
- FURNISH AND INSTALL 2'-0" LONG, #4 REINFORCEMENT RODS (2) AT EACH END OF NEW CONCRETE CURB AND GUTTER. LEAVE 1'-0" OF RODS EXPOSED AT BOTH ENDS OF NEW CURB AND GUTTER TO FACILITATE INSTALLATION AND PINNING OF ADDITIONAL CONCRETE CURB WORK BY OTHERS.



PARTIAL FLOOR PLAN
(PUBLIC WORKS OFFICE BUILDING)
(NO SCALE)



SECTION B
(LOOKING EAST)
(NO SCALE)



PROJ. NO.: 304-01

DRAWN BY: OS
DATE: 6/16/26

PROJECT: UST SYSTEM REPLACEMENT PROJECT
VILLAGE OF GURNEE PUBLIC WORKS FACILITY
1151 KILBOURNE ROAD
GURNEE, ILLINOIS

OWNER:
VILLAGE OF GURNEE
325 NORTH OPLAINE ROAD
GURNEE, ILLINOIS 60031

MJR Environmental Services, Inc.
Engineering, Design, Project Management

31 Hillcrest Drive
Sugar Grove, IL 60554
Tel. 630-253-3375
Email: mark@mjrenvironmental.com

UST SYSTEM INSTALLATION
SECTIONS AND DETAILS

UST-3

EXHIBIT A
GEO-TECHNICAL SOILS REPORT



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us@soilandmaterialconsultants.com
www.soilandmaterialconsultants.com

February 11, 2026
File No. 29228

Ms. Heather L. Galan, P.E.
Village of Gurnee
1151 Kilbourne Road
Gurnee, IL 60031

Re: Geotechnical Investigation
New Fuel Island
1151 Kilbourne Road
Gurnee, Illinois

Dear Ms. Galin:

We are submitting our report for the subsurface investigation completed for the above referenced project at 1151 Kilbourne Road in the Village of Gurnee, Illinois.

The investigation was requested to determine current subsurface soil and water conditions at select boring locations. The findings of the field investigation and the results of laboratory testing are intended to assist in the planning, design and construction of the proposed new fueling station and pavement areas.

SCOPE OF THE INVESTIGATION

The field investigation included obtaining 4 borings at the locations requested and as indicated on the enclosed location sketch. The boring locations were established using field taping methods and accuracy. Surface elevations were determined estimated to the nearest half-foot using data presented on the topographic survey.

We auger drilled the 2 structure borings to depths of 15.0 feet below existing surface elevations. Soil samples were obtained using a split barrel sampler advanced utilizing an automatic SPT hammer. The 2 pavement area borings were drilled and sampled in a similar manner to depths of 5.0 feet. Soil profiles were determined in the field and soil samples returned to our laboratory for additional testing including determination of moisture content.

The results of all field determinations and laboratory testing are included in summary with this report.

RESULTS OF THE INVESTIGATION

Enclosed are boring logs indicating the soil conditions encountered at each location. Site surface conditions include vegetation, topsoil and fill soil conditions. The topsoil is classified as black to dark brown silt/clay/sand mixtures with traces of roots usually present.

Fill soil conditions were encountered at borings B-2, B-3, and B-4. Composition of the fill includes the presence of topsoil, silt/clay, sand/silt, and silt/sand/gravel/asphalt mixtures

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SOIL BORINGS • SITE INVESTIGATIONS • PAVEMENT INVESTIGATIONS • GEOTECHNICAL ENGINEERING
TESTING OF • SOIL • ASPHALT • CONCRETE • MORTAR • STEEL

extending to depths of 1.5 feet to 4.0 feet at these boring locations. The limits of fill placement were not determined within the scope of this investigation. Larger debris may also be present within the fill but was not encountered during the investigation.

Underlying natural soil conditions include the presence of non-cohesive soils. These include silt/sand/clay, fine sand, and silt/clay mixtures. Saturated sand was encountered at approximate EL. 655.5 feet. Cobbles and boulders may be present within the site soils at any elevation, although none were encountered while drilling.

The following table summarizes depth ranges below existing grade, the magnitude of soil strength within these ranges and other information:

<u>Boring</u>	<u>Surface Elevation (feet)</u>	<u>Depth Range Below Existing Surface (feet)</u>	<u>Soil Strength (lbs./sq.ft.)</u>	<u>Recorded Water Levels, W.D./A.D. (feet)</u>
1	664.5	1.0 to 6.0 6.0 to 12.0	2,000 3,000	9.0 / 9.0
2	664.5	3.0 to 6.0 6.0 to 12.0	2,000 3,000	9.0 / 9.0

The boring logs and the above table indicate subsurface water was encountered at EL. 655.5 feet in the bore holes at the time of the drilling operations and during the period of these readings. It is expected that fluctuations from the water levels recorded will occur over a period of time due to variations in rainfall, temperature, subsurface soil conditions, soil permeability and other factors not evident at the time of the water level measurements.

SUBGRADE SOIL PREPARATION

The existing topography and proposed site grading indicate subgrade soil preparation will need to be accomplished prior to excavation for fuel island foundations. The procedure in all areas of subgrade supported improvements should include the removal of unsuitable surface conditions including vegetation, topsoil, unsuitable fill soils, significant debris, weak or unstable soils, and other deleterious conditions which may be encountered. Above grade areas should be cut to design subgrade elevations. Exposed subgrade soils should be leveled, compacted and proof-rolled in the presence of the Soil Engineer.

Proof-rolling may reveal areas of unstable soil conditions. Discing and aeration of high moisture content non-organic soils can be effective to depths of up to 1.0 foot, depending upon the equipment utilized. Removal of unstable soils may be necessary if high moisture content conditions extend to depths greater than the effective depth of discing. If the depth of undercut appears to be significant, it may be economical to limit the depth of undercut to that needed to establish adequate support of the pavement and remediate weak soil conditions at foundation elevations at the time of foundation construction.

Soft or unstable soil conditions in pavement areas can often be bridged by use of an effective depth of crushed granular material. The placement of the crushed granular bridging material, possibly in conjunction with the use of an appropriate geotextile fabric, should only proceed after review of the proof-roll conditions by the Soil Engineer. Long-term settlement of pavement surfaces may occur locally as the bridged soils desiccate.

Structural fill can be placed on soils prepared to the satisfaction of the Soil Engineer. The fill should be placed in lifts not to exceed 8.0 inches when uncompacted. Each lift should exceed minimum compaction requirements prior to placement of the next lift. We recommend a minimum of 95% compaction based on the modified Proctor test, ASTM D-1557, be achieved below any proposed foundations. A minimum of 90% compaction should be achieved beneath exterior improvements such as pavements and sidewalks. Compaction requirements also apply to backfill placement around foundations and within trench excavations located below subgrade supported improvements.

FILL SOURCES

The onsite non-organic soils are generally suitable for reuse as fill. Offsite sources may also be used provided they are approved in advance by the Soil Engineer. Aeration may be necessary to reduce soil moisture content prior to compaction. Soil borrowed from near the surface where seasonal fluctuations in soil moisture content occur may require particular attention. The moisture content of fill soils should be within approximately 3.0% of optimum moisture content as determined by the modified Proctor test for the soils to meet or exceed minimum compaction requirements.

FOUNDATIONS

Based on the results of this investigation it is our opinion that drilled pier, continuous, and/or isolated footing foundations may be considered for support of the fuel island canopy. These foundations can be supported on structural fill and/or undisturbed natural soils located below all topsoil, unsuitable fill soils, low strength soils and other unsuitable conditions which may be encountered. Soil strength values and the depths at which they are expected to be encountered at these boring locations are indicated in the above table. A net allowable bearing value of 2,000 lbs./sq.ft. is available for design of foundations. This value can be used to size foundations for support of structure dead and live loads.

If drilled pier foundations are utilized, temporary or permanent casing extending above the ground surface is needed to prevent caving of the soil around the top of the drilled shaft. Further, temporary or permanent casing will be needed when drilling through the caving soils and soft soils which squeeze thus narrowing the diameter of the drilled shaft. The casing will also reduce the volume of water seeping into the drilled shaft.

All foundations for unprotected improvements should extend at least 48.0 inches below exposed surface elevations to provide adequate protection against uplift due to freezing of the supporting soils. We recommend providing adequate reinforcing steel in foundation walls and piers to minimize the effects of long-term differential settlement.

Weak soil conditions may be discovered locally at design foundation elevations and may require extending the foundation to a deeper elevation. Alternately, removal of the weak soil followed by replacement with properly compacted well-graded crushed granular fill (CA06) may be feasible for continuous or isolated footing foundations. When removal is approved by the Soil Engineer, the removal of the weak soil should also extend beyond the face of footings and/or piers to a distance at least equal to the depth of fill that will be present beneath the footings and/or piers.

PAVEMENT SECTIONS

Pavement planned for support on the existing soil conditions is expected to undergo some degree of long-term settlement as the soils consolidate under loading and as they shrink due to desiccation. Pavement may be considered for support on suitable natural soils or on properly placed and compacted fill soils. This is feasible when the soils supporting pavement areas are prepared in accordance with the recommendations for Subgrade Soil Preparation. These include the removal of topsoil as well as removal or aeration of underlying high moisture content soils. The following pavement sections can be considered by the design firm:

<u>Pavement Type</u>	<u>HMA Surface N50</u>	<u>HMA Binder N50</u>	<u>PCC</u>	<u>Aggregate Base</u>
Bituminous (heavy duty)	2.0 in.	4.0 in.		12.0 in.
Concrete			8.0 in.	8.0 in.

Final pavement design should address traffic load requirements and meet or exceed minimum pavement material thicknesses required by the local building code.

DESIGN VALUES

Where applicable, the following average values can be utilized for design:

Silt/Sand/Clay and Silt/Clay Soils

Wet Unit Weight (lbs./cu.ft.)	=	135
Angle of Internal Friction	=	29°
Active Stress Coefficient, K_a	=	0.35
Passive Stress Coefficient, K_p	=	2.88
At-Rest Stress Coefficient, K_o	=	0.52

Sand Soils

Wet Unit Weight (lbs./cu.ft.)	=	120
Angle of Internal Friction	=	32°
Active Stress Coefficient, K_a	=	0.31
Passive Stress Coefficient, K_p	=	3.2
At-Rest Stress Coefficient, K_o	=	0.47

Factors of Safety are not applied to the above values. Passive Pressures within 4.0 feet of the surface should be omitted due to seasonal weather considerations

DEWATERING

Excavations may require dewatering due to subsurface water seepage and/or surface precipitation. This water can likely be removed to depths of several feet by standard sump and pump operations. Soils exposed at foundation, slab or undercut elevations should not be permitted to become saturated. Loss of bearing strength and stability may occur, requiring additional soil excavation.

Aggressive dewatering efforts would be necessary for deeper excavations extending to the saturated sand. Well-points or deep sumps can be utilized to collect the water for pumping in an effort to lower the water level below the bottom elevation of proposed excavations. The dewatering should be accomplished prior to soil excavation when possible.

Fill soils, non-cohesive soils and others can be unstable when saturated. These soils tend to cave or run when submerged or disturbed. The stability of exposed embankments is minimal to non-existent as confining soil pressures are removed. Proper drainage within excavations is necessary at all times, particularly when excavations extend below anticipated water levels and below saturated soils.

The contractor should be made responsible for designing and constructing stable temporary excavations. Also, the contractor should shore, slope, bench or restrain the sides of the excavations as required to maintain stability of both the excavation sides and bottom. In no case, should the slope, slope heights, or excavation depth exceed those in the local, state, and federal safety regulations.

CONCLUSION

The information within this report is intended to provide initial information concerning subsurface soil and water conditions on the site. Variations in subsurface conditions are expected to be present between boring locations due to naturally changing soil conditions. Variations are also expected within areas of disturbed (filled) soil conditions.

Our understanding of the proposed improvements is based on limited information available to us at the writing of this report. The findings of the investigation and the recommendations presented are not considered applicable to significant changes in the scope of the improvements or applicable to alternate site uses. We recommend that proposed foundation, pavement and grading plans be reviewed by our office to determine if additional considerations are necessary to address anticipated subsurface conditions.

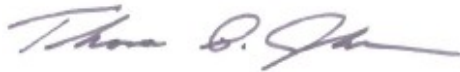
The soils exposed in soil undercut areas should be evaluated for suitability prior to placement of structural fill, as previously indicated in this report. Soils and aggregates placed as structural fill should be tested as the work progresses to verify that minimum compaction requirements have

been met. We recommend that soil conditions encountered at foundation elevations be tested to verify the presence of design soil strength prior to concrete placement.

Any questions concerning the information presented in this report should be directed to our office.

Very truly yours,

SOIL AND MATERIAL CONSULTANTS, INC.

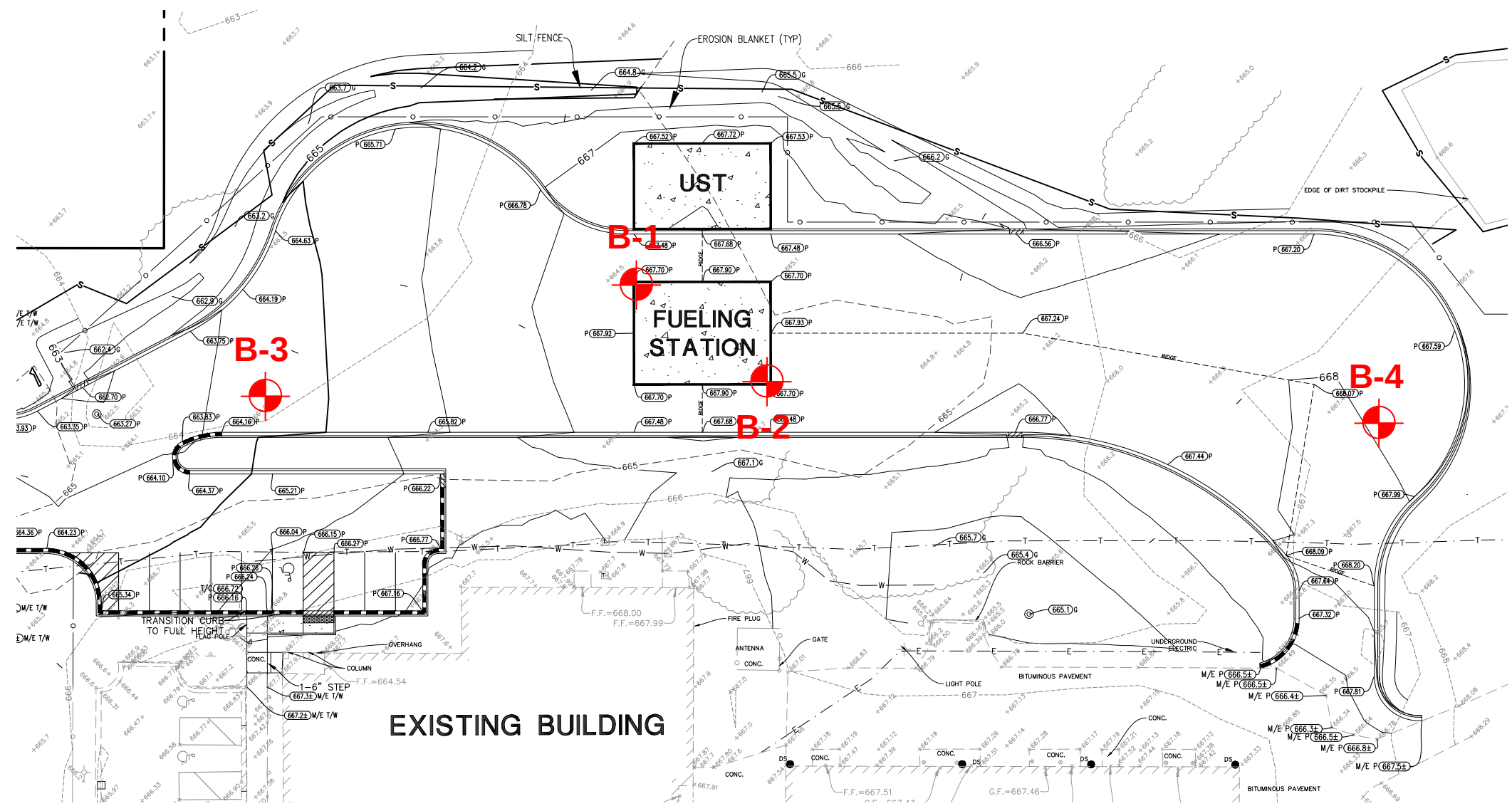


Thomas P. Johnson, P.E.
President



Martin Clarke
Project Engineer

TPJ:MC:ek
Enc.



SMC		SOIL AND MATERIAL CONSULTANTS, INC.	LOCATION SKETCH
Client:	VILLAGE OF GURNEE		
Project:	NEW FUEL ISLAND 1151 KILBOURNE ROAD		
Location:	GURNEE, ILLINOIS		
File No.	29228	Date: 2-4-26	Scale: 1" ≈ 40'

Client: Village of Gurnee

File No. 29228

Date Drilled: 2/4/26

Reference: New Fuel Island
1151 Kilbourne Road
Gurnee, IL

Comments:

depth, ft.	Equipment: ☒ D - 25 ☐ D - 50 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq. ft. ● penetrometer reading, tons/sq. ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40			
	Elevation 664.5' Existing Surface	×	△	×	○				
	Dark brown-gray silt, some fine sand & clay, trace gravel, damp, medium dense (frozen to 3.0')								
	Brown fine sand, damp, loose	21	10.9				△	×	
5		6	11.2			×	△		
	Brown fine sand, trace gravel, damp, medium dense	17	7.5			△	×		
10	Gray fine sand, trace gravel & medium-coarse sand, saturated, medium dense	10	17.3			×	△		
		18	13.8				△	×	
15		20	15.3				△	×	
	End of Boring								
20									
25									
30									
35									
40									

Water encountered at	9.0	feet during drilling operations (W.D.)
Water recorded at	9.0	feet on completion of drilling operations (A.D.)
Water recorded at		feet hours after completion of drilling operations (A.D.)

SOIL BORING LOG 2

Logged By: CS

Page: 1 of 1

Client: Village of Gurnee

File No. 29228

Date Drilled: 2/4/26

Reference: New Fuel Island
1151 Kilbourne Road
Gurnee, IL

Comments:

depth, ft.	Equipment: ☒ D - 25 ☐ D - 50 ☐ Hand Auger ☐ Other	standard penetration	moisture content	dry unit weight lbs./cu.ft.	unconfined compressive strength	○ unconfined compressive strength, tons/sq. ft. ● penetrometer reading, tons/sq. ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					× standard penetration "N", blows/ft. △ moisture content, % 10 20 30 40			
	Elevation 664.5' Existing Surface	×	△	×	○				
	Black-dark brown silt, some clay, trace sand, roots & gravel, damp, medium dense (topsoil) - Fill (frozen to 3.0')	20	12.7				△	×	
	Brown fine sand, trace silt, damp, loose								
5		5	12.9			×	△		
	Brown fine sand, trace gravel, damp-saturated, medium dense	17	8.7			△		×	
10		13	17.7			×	△		
	Gray fine sand, trace gravel & medium-coarse sand, saturated, medium dense	15	12.6				△	×	
15		16	13.7				△		
	End of Boring								
20									
25									
30									
35									
40									

Water encountered at 9.0 feet during drilling operations (W.D.)
Water recorded at 9.0 feet on completion of drilling operations (A.D.)
Water recorded at feet hours after completion of drilling operations (A.D.)

SOIL BORING LOG 3

Logged By: CS

Page: 1 of 1

Client: Village of Gurnee

File No. 29228

Date Drilled: 2/4/26

Reference: New Fuel Island
1151 Kilbourne Road
Gurnee, IL

Comments:

depth, ft.	Equipment: ☒ D - 25 ☐ D - 50 ☐ Hand Auger ☐ Other	standard penetration X	moisture content Δ	dry unit weight lbs./cu.ft. γ	unconfined compressive strength O	☐ unconfined compressive strength, tons/sq. ft. ☒ penetrometer reading, tons/sq. ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					X standard penetration "N", blows/ft. Δ moisture content, %			
	Elevation 664.0' Existing Surface					10	20	30	40
1	Black-dark brown fine sand & silt, trace gravel & medium-coarse sand, medium dense (topsoil) - Fill		8.2			Δ			
2	Brown silt, some fine sand & clay, trace gravel, damp, medium dense (frozen to 3.0')	15	11.9			Δ X			
3									
4	Brown silt, some fine sand & clay, trace gravel, damp, loose								
5	End of Boring	5	18.9			X Δ			
6									
7									
8									
9									
10									

Water encountered at feet during drilling operations (W.D.)
 Water recorded at dry feet on completion of drilling operations (A.D.)
 Water recorded at dry feet hours after completion of drilling operations (A.D.)

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SOIL BORING LOG 4

Logged By: CS Page: 1 of 1

Client: Village of Gurnee

File No. 29228 Date Drilled: 2/4/26

Reference: New Fuel Island
1151 Kilbourne Road
Gurnee, IL

Comments:

depth, ft.	Equipment: ☒ D - 25 ☐ D - 50 ☐ Hand Auger ☐ Other	standard penetration X	moisture content Δ	dry unit weight lbs./cu.ft. γ	unconfined compressive strength O	○ unconfined compressive strength, tons/sq. ft. ● penetrometer reading, tons/sq. ft. 1.0 2.0 3.0 4.0			
	CLASSIFICATION					X standard penetration "N", blows/ft. Δ moisture content, % 10 20 30 40			
	Elevation 667.5' Existing Surface								
1	Black silt,sand & gravel,some asphalt grindings,damp,dense - Fill (frozen to 3.0')								
2									
3		45	9.6			Δ			45 X
4									
5	Brown silt & clay,trace sand,damp,loose	9	12.6			X Δ			
6	End of Boring								
7									
8									
9									
10									

Water encountered at dry feet during drilling operations (W.D.)
 Water recorded at dry feet on completion of drilling operations (A.D.)
 Water recorded at feet hours after completion of drilling operations (A.D.)



8 W. COLLEGE DR. • SUITE C • ARLINGTON HEIGHTS, IL 60004

GENERAL NOTES

SAMPLE CLASSIFICATION

Soil sample classification is based on the Unified Soil Classification System, the Standard Practice for Description and Identification Soils (Visual-Manual Procedure), ASTM D-2488, the Standard Test Method for Classification of Soils for Engineering Purposes, ASTM D-2487 (when applicable), and the modifiers noted below.

CONSISTENCY OF COHESIVE SOILS

<u>Term</u>	<u>Qu-tons.sq.ft.</u>	<u>N (unreliable)</u>
Very soft	0.00 – 0.25	0 – 2
Soft	0.26 – 0.49	3 – 4
Stiff	0.50 – 0.99	5 – 8
Tough	1.00 – 1.99	9 – 15
Very Tough	2.00 – 3.99	16 – 30
Hard	4.00 – 7.99	30 +
Very Hard	8.00 +	

RELATIVE DENSITY OF GRANULAR SOILS

<u>Term</u>	<u>N – blows/foot</u>
Very Loose	0 – 4
Loose	5 – 9
Medium Dense	10 – 29
Dense	30 – 49
Very Dense	50 +

IDENTIFICATION AND TERMINOLOGY

<u>Term</u>	<u>Size Range</u>
Boulder	over 8 in.
Cobble	3 in. to 8 in.
Gravel - coarse	1 in. to 3 in.
- medium	3/8 in. to 1 in.
- fine	#4 sieve to 3/8 in.
Sand - coarse	#10 sieve to #4 sieve
- medium	#40 sieve to #10 sieve
- fine	#200 sieve to #40 sieve
Silt	0.002 mm to #200 sieve
Clay	smaller than 0.002mm

Modifying Term Percent by Weight

Trace	1 – 10
Little	11 – 20
Some	21 – 35
And	36 – 50

Moisture Content

Dry
Damp
Very Damp
Saturated

DRILLING, SAMPLING & SOIL PROPERTY SYMBOLS

CF	- Continuous Flight Auger
HS	- Hollow Stem Auger
HA	- Hand Auger
RD	- Rotary Drilling
AX	- Rock Core, 1-3/16 in. diameter
BX	- Rock Core, 1-5/8 in. diameter
NX	- Rock Core, 2-1/8 in. diameter
S	- Sample Number
T	- Type of Sample
J	- Jar
AS	- Auger Sample
SS	- Split Spoon (2 in. O.D. with 1-3/8 in. I.D.)
ST	- Shelby Tube (2 in. O.D. w/ith 1-7/8 in. I. D.)
R	- Recovery Length, in.
B	- Blows/6 in. interval, Standard Penetration Test (SPT)
N	- Blows/foot to drive 2 in. O.D. split-spoon sampler with 140 lb. hammer falling 30 in., (STP)
Pen.	- Pocket Penetrometer readings, tons/sq.ft.
W	- Water Content, % dry weight
Uw	- Dry Unit Weight of soil, lbs./cu.ft.
Qu	- Unconfined Compressive Strength, tons/sq.ft.
Str	- % Strain at Qu.
WL	- Water Level
WD	- While Drilling
AD	- After Drilling
DCI	- Dry Cave-in.
WCI	- Wet Cave-in.
LL	- Liquid Limit, %
PL	- Plastic Limit, %
PI	- Plasticity Index (LL-PL)
LI	- Liquidity Index [(W-PL)/PI]

EXHIBIT B

CCDD SOILS REPORT AND CERTIFICATION

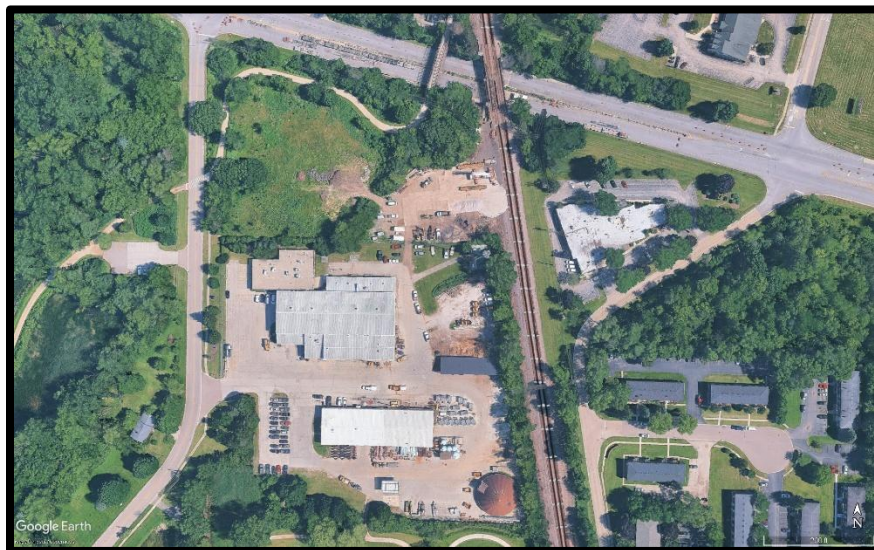


BROWNFIELD
ENVIRONMENTAL ENGINEERING

CCDD Material Certification

Gurnee Fuel Island

1151 Kilbourne Road, Gurnee, IL



Date: March 16, 2026

BROWNFIELD PROJECT No. 042-019

Prepared for:

Village of Gurnee

325 O'Plaine Road

Gurnee, IL 60031

Project Summary

Project Name & Address: Public Works Facility – UST Systems Replacement
1151 Kilbourne Road
Gurnee, IL 60031

Brownfield Project No.: 042-019

Client: Village of Gurnee
325 O'Plaine Road
Gurnee, IL 60031

Site Inspector: Kasey Aucutt

Inspection & Sampling: February 4 and March 3, 2026

Report Date: March 16, 2026

Report Attachments: Photo Log
Sample Location Map
IEPA Document Explorer Map
Sample vs. Maximum Allowable Concentrations Summary Table
First Environmental Laboratory Analytical & Accreditation Report
IEPA Form LPC-663 Signed by P.E.

Executive Summary

The services of Brownfield Environmental Engineering Resources, LLC (Brownfield), an Illinois-licensed Professional Engineering Design Firm, were retained by the Village of Gurnee of Gurnee, IL to perform a Clean Construction Demolition Debris (CCDD) Uncontaminated Soil as Fill in a CCDD or Uncontaminated Soil Operation assessment for the proposed UST systems replacement project in the Village of Gurnee's Public Works building, Gurnee, IL. The project involves excavating and grading to construct a proposed pump island and service roadway. It is anticipated that excavation will be approximately 12 ft. below ground surface (bgs) near the UST installations, and approximately 5 ft. bgs near the new roadway.

The CCDD Site Assessment and associated material analysis were conducted in accordance with Illinois Environmental Protection Agency (IEPA) guidance regulations and 35 Ill. Admin. Code 1100. The specific sampling protocol was selected to represent site conditions and the suspected contaminants, as directed by the certifying licensed Professional Engineer who is responsible for certifying that the soil is uncontaminated.

Based on the observed site use, conditions and activities, soil screening procedures, and laboratory analytical test results; the excavated materials from the project may be considered "Clean" for the purposes of CCDD regulations and disposal with the exception of those materials identified within an exclusion zone due to an exceedance of tetrachloroethene above the IEPA Maximum Allowable Concentrations (MACs).

Potentially Impacted Property Assessment

To evaluate if the site or adjacent sites for which historical or current use, or contaminant migration from a proximate (nearby or adjoining) site, increases the presence of potential contamination, the IEPA's Document Explorer website (<http://external.epa.illinois.gov/DocumentExplorer/Home/About>) was used as a reference. The website shows IEPA records for air permits (construction and operating), National Pollutant Discharge Elimination System (NPDES) water discharge permits, leaking underground storage tanks (LUSTs), Site Remediation Program (SRP), and State Response Action technical documents by location.

The IEPA's Document Explorer website showed multiple records for sites that could have an environmental impact on, or adjacent to, the proposed CCDD work area evaluated for this certification. This evaluation of Potentially Impacted Properties (PIPs) takes into consideration the depth of excavation and scope of work to be completed on the proposed CCDD certification area.

The IEPA's Document Explorer lists Treder, Herb located at 1168 Rte 41, Gurnee, IL 60031 as being a LUST site. Gasoline and used oil leaked from two unknown sized USTs was observed in January 1994. A 20-day certification and a 45-day report were issued in February 1994. A No Further Remediation (NFR) Letter was issued May 26, 2000.

The IEPA's Document Explorer lists Equiva Services LLC (Shell Oil Company) located at 10 Skokie Highway, Highland Park, IL 60035 as being a LUST site. In May 1990 an unknown amount of

gasoline was observed from an unknown sized UST. Multiple steps were taken to contain the leak including an interceptor trench and an automatic pumping system being installed. Six (6) soil borings were taken two years after the LUST incident in 1992 and two of the 12 soil samples exceeded Benzene and BTEX limits. There was another LUST incident in April 1996 due to the release of gasoline from a 10,000-gallon tank and waste oil from a 550-gallon tank. Both incidents received an NFR Letter in February 2004. Another LUST incident occurred in June 2008 following the release of unleaded gasoline from 2 15,000-gallon USTs. A 20-day certification and 45-day report were sent in June 2008. The IEPA determined that this incident did not require reporting with regards to the Leaking Underground Storage Tank Section of the agency.

The IEPA's Document Explorer lists the Gurnee Public Works Department located at 1151 Kilbourne Road, Gurnee, IL 60031 as being a LUST site. This incident occurred on the subject property south of the area proposed for CCDD material disposal. A LUST was observed while the Gurnee Public Works Department was removing a 250-gallon waste oil tank in November 1990. The leaking material is believed to be gasoline. A 20-day certification, 45-day report, and corrective action report were sent to the IEPA in February 1996. Efforts at remediation are ongoing. Brownfield does not believe that this incident will impact soils. Please note that the placement of the LUST on the IEPA Document Explorer page was not accurate and a more accurate location has been placed on the IEPA Document Explorer Map (Attachment 3).

The IEPA's Document Explorer lists the Village of Gurnee located north of Old Grand on Depot Rd as being a LUST site. In September 1993, an unknown amount of gasoline from a 500-gallon LUST was observed. It was determined that since the UST was taken out of operation before January 1974, the owner or operator can elect to not proceed with corrective action. The Village of Gurnee decided to not proceed with corrective action in May 2024.

Site Assessment & Sampling

On February 4, 2026, Kasey Aucutt, Environmental Technician, performed a site reconnaissance assessment to confirm the absence or presence of recognized environmental concerns, soil staining, and potential sources of soil contamination. Soil and Material Consultants, Inc. were on-site performing geotechnical soil borings. Brownfield collected two (2) soil samples; one from 3 to 7 feet bgs and one from 1 to 5 feet bgs. The borings were also screened with a photoionization detector (PID), and all readings were below background, ambient air levels (0.0 ppm). The soil samples were collected in laboratory-provided containers, placed in a cooler with ice, and shipped to First Environmental Laboratories, Inc. of Naperville, IL on the same day.

On March 3, 2026, Kasey Aucutt, Environmental Technician, returned to the site to take an additional three (3) soil samples to delineate the exclusion zone identified upon receipt of the laboratory analytical results from the February 4, 2026, sampling event. The Village of Gurnee provided an excavator, and the three samples were taken approximately 3 feet bgs. The samples were screened with a PID, and all readings were below background, ambient air levels (0.0 ppm). The soil samples were collected in laboratory-provided containers, placed in a cooler with ice, and shipped to First Environmental Laboratories, Inc. on the same day. A map depicting the soil sample locations from both sampling events is attached.

Laboratory Analysis**February 4, 2026, Sampling Event**

First Environmental Laboratories, Inc. analyzed the two soil samples in strict compliance with IL 5035A/8260B for Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), RCRA metals, iron, and pH. A complete listing of laboratory analytical results compared to IEPA MACs is included as an attachment to this report.

Results of laboratory analysis indicated that the soil sample VGFI-1 contained iron above the IEPA MACs. A table depicting the results of iron compared to the IEPA MACs is found below.

Sample ID	Iron	Maximum Allowable Concentration
VGFI – 1	16,400 mg/kg	15,900 mg/kg

According to the Summary of Maximum Allowable Concentrations of Chemical Constituents in Uncontaminated Soil Used as Fill Material at Regulated Fill Operations (35 Ill. Adm. Code 1100 Subpart F), footnote 'm' states that as an alternative to the MAC value, compliance verification may be determined by comparing soil sample extraction results (TCLP/SPLP) for this constituent to the respective TACO Class I Soil Component of the Groundwater Ingestion Exposure Route. Consequently, Brownfield Environmental Engineering Resources, LLC contacted First Environmental Laboratories, Inc. to run the one (1) sample for toxicity characteristic leaching procedure (TCLP) iron. The results of the TCLP analysis can be found below.

Sample ID	TCLP Iron	Soil Component Groundwater Ingestion Class I
VGFI - 1	<0.1 mg/L	5 mg/L

Sample VGFI-2 exceeded regulatory concentrations for the VOC constituent tetrachloroethene. As a result, an exclusion zone will be established around this area, and materials from the area around VGFI-2 are not included with this CCDD certification.

Sample ID	Tetrachloroethene	Maximum Allowable Concentration
VGFI – 2	0.0964 mg/kg	0.06 mg/kg

March 3, 2026, Sampling Event

Three (3) additional samples were taken north, west, and south of sample VGFI-2 to delineate the exclusion zone. First Environmental Laboratories, Inc. analyzed the samples in strict compliance with IL 5035A/8260B for Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), RCRA metals, iron, and pH. Two samples have exceedance issues that are discussed below.

Results of laboratory analysis indicated that the ES-1 sample, located south of the VGFI-2 sample, contained iron and tetrachloroethene above the IEPA MACs. A table depicting the results of the chemical constituents compared to IEPA MACs is found below.

Chemical	Concentration	Maximum Allowable Concentration
Iron	16,500 mg/kg	15,900 mg/kg
Tetrachloroethene	0.0731 mg/kg	0.06 mg/kg

Due to the VOC exceedance, ES-1 is not included with this CCDD certification.

Laboratory results indicate that sample ES-2, located north of the VGFI-2 sample, contained iron and chromium above acceptable IEPA MACs. A table depicting the results of the elements compared to the IEPA MACs is found below.

Element	Concentration	Maximum Allowable Concentration
Chromium	22 mg/kg	21 mg/kg
Iron	18,100 mg/kg	15,900 mg/kg

According to the Summary of Maximum Allowable Concentrations of Chemical Constituents in Uncontaminated Soil Used as Fill Material at Regulated Fill Operations (35 Ill. Adm. Code 1100 Subpart F), footnote 'm' states that as an alternative to the MAC value, compliance verification may be determined by comparing soil sample extraction results (TCLP/SPLP) for this constituent to the respective TACO Class I Soil Component of the Groundwater Ingestion Exposure Route. Consequently, Brownfield Environmental Engineering Resources, LLC contacted First Environmental Laboratories, Inc. to run the one (1) sample for toxicity characteristic leaching procedure (TCLP) for chromium and iron. The results of the TCLP analysis can be found below:

Element	TCLP Result	Soil Component Groundwater Ingestion Class I
Chromium	<0.005 mg/L	0.1 mg/L
Iron	<0.1 mg/L	5 mg/L

Based on the TCLP verification testing conducted on soil sample ES-2, it was determined that material from this area is included with this CCDD certification.

Soil sample ES-3, located west of the VGFI-2 sample, was below the IEPA's MACs for all chemical constituents and is included with this CCDD certification.

Recommendations

Based on the observed site use, conditions and activities, soil screening procedures, and laboratory analytical test results, the excavated materials from the project may be considered "Clean" for the purposes of CCDD regulations and disposal with exception of those materials identified within the exclusion zone surrounding the VGFI-2 and ES-1 soil sample locations. Please see the Sample Location Map for more detail of soil sample and exclusion zone locations.

This report has been prepared for the sole benefit of the Village of Gurnee and their designated CCDD site recipient and may not be relied upon by any other person or entity without the expressed written consent of Brownfield Environmental Engineering Resources, LLC. Brownfield Environmental Engineering Resources, LLC, used professional judgment in gathering and presenting information as well as formulating opinions. Nevertheless, environmental assessments are inherently limited in the sense that information obtained is based on limited research and site investigation.

This assessment has been prepared in accordance with generally accepted environmental methodologies and contains all the limitations inherent in these methodologies. No other

warranties, expressed or implied, are made as to the professional services provided under the terms of our original contract/proposal and included in this report.

Thank you for choosing Brownfield Environmental Engineering Resources, LLC, to be a part of the team for this project. Please contact us if you have any questions or need any additional information.

Sincerely,

Brownfield Environmental Engineering Resources, LLC



Bradley A. Brown, P.E. - Principal

Professional Engineering License No. 062.049676

Expiration Date: November 30, 2027

Project #:	042-019
Client:	Village of Gurnee



Photo No. 1

Date: February 4, 2026

Direction: South

Description: Sample location for VGFI-1. Located in center of project area.



Photo No. 2

Date: February 4, 2026

Direction: East

Description: Sample location for VGFI-2. Located in eastern portion of project area. This area is in an exclusion zone due to a VOC exceedance.

Project #:	042-019
Client:	Village of Gurnee



Photo No. 3

Date: February 4, 2026

Direction: Southwest

Description: Additional PID reading in center of project site. PID readings were 0.0 ppm.



Photo No. 4

Date: February 4, 2026

Direction: West

Description: Additional PID reading in western portion of project site. PID readings were 0.0 ppm.

Project #:	042-019
Client:	Village of Gurnee



Photo No. 5

Date: February 4, 2026

Direction: North

Description: General view of site
from the southern
portion.



Photo No. 6

Date: February 4, 2026

Direction: East

Description: General view of site
from the western corner.

Project #:	042-019
Client:	Village of Gurnee



Photo No. 7

Date: February 4, 2026

Direction: West

Description: General view from eastern portion of site.



Photo No. 8

Date: February 4, 2026

Direction: East

Description: General view near train tracks.

Project #:	042-019
Client:	Village of Gurnee



Photo No. 9

Date: February 4, 2026

Direction: East

Description: Another view near the train tracks.



Photo No. 10

Date: March 3, 2026

Direction: North

Description: Sample ES-1. Located south of sample VGFI-2. This area is in the exclusion zone due to a VOC and iron exceedance.

Project #:	042-019
Client:	Village of Gurnee



Photo No. 11

Date: March 3, 2026

Direction: West

Description: Sample ES-2. Located north of sample VGFI-2. This sample had exceedances in iron and chromium that were run through TCLP analysis. The TCLP results are CCDD acceptable.

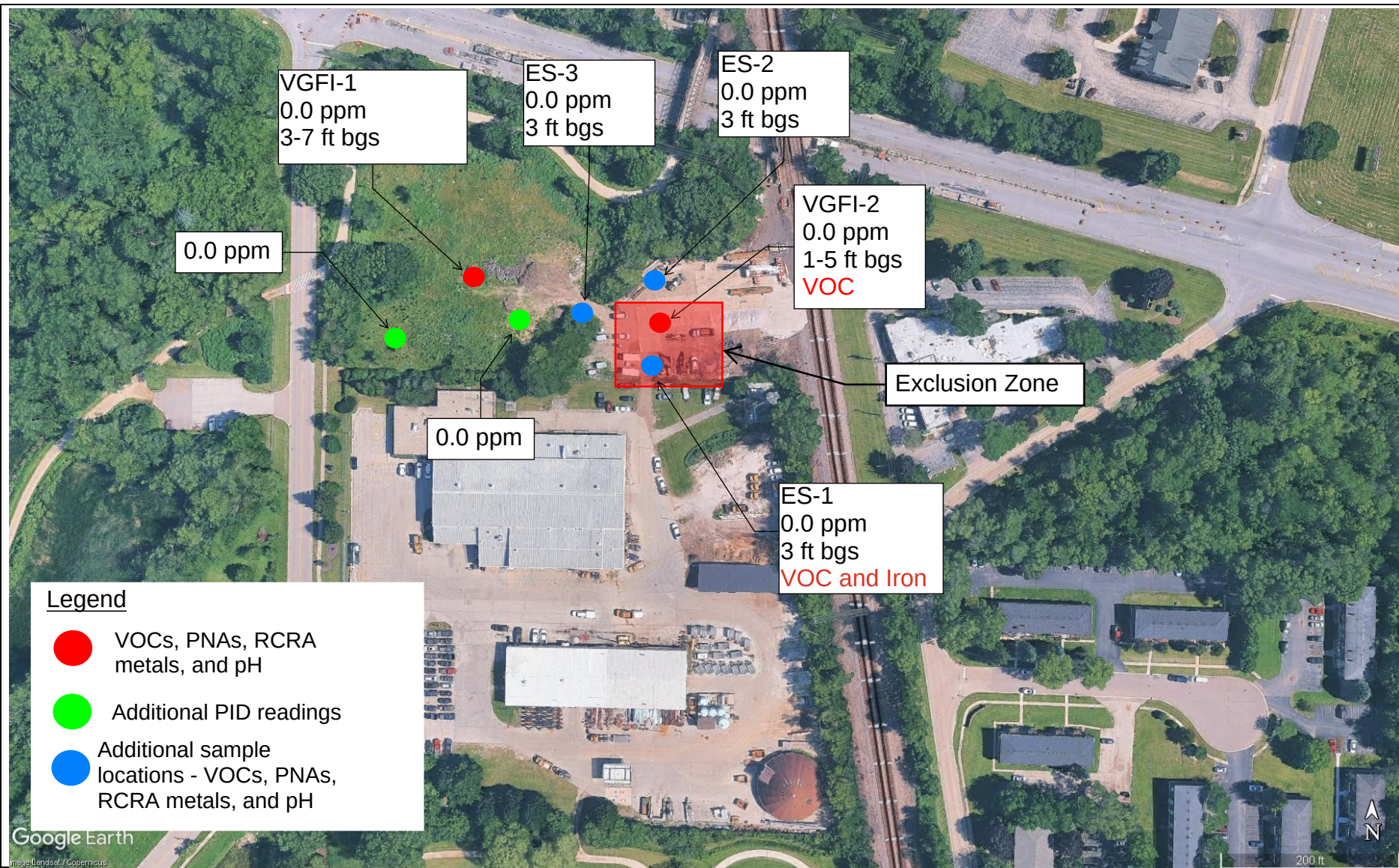


Photo No. 12

Date: March 3, 2026

Direction: Southwest

Description: Sample ES-3. Located west of sample VGFI-2. This sample is considered clean for the purposes of CCDD disposal and is not included in the exclusion zone.



645 Third Street, Suite 250, Beloit, WI 53511
 (608) 856-5434 | (815) 713-9165 | www.brownfieldusa.com

Soil Sample Location Map

LOCATION:	1151 Kilbourne Road Gurnee, IL 60031	
CLIENT:	Village of Gurnee	
PROJECT:	042-019	
DATE:	January 28, 2026	



645 Third Street, Suite 250, Beloit, WI 53511
 (608) 856-5434 | (815) 713-9165 | www.brownfieldusa.com

IEPA Document Explorer Map

LOCATION:	1151 Kilbourne Road Gurnee, IL 60031
CLIENT:	Village of Gurnee
PROJECT:	042-019
DATE:	March 16, 2026



ENGINEERING							
042-019			VGFI -1	VGFI -2	Maximum Allowable Concentration	MAC within a MSA County	MAC within a populated area in a MSA excluding Chicago
Date of Sample Collection:			2/4/2026	2/4/2026			
Time of Sample Collection:			8:46 AM	9:12 AM			
First Environmental Lab. Numbers:			26-0949-001	26-0949-002			
Contaminants of Concern:							
Volatile Organic Compounds (5035A/8260B)							
Date Analyzed:	Units	RDL	2/10/2026	2/10/2026			
Acetone	mg/kg	0.2	<0.2	<0.2	25		
Benzene	mg/kg	0.005	<0.005	<0.005	0.03		
Bromodichloromethane	mg/kg	0.005	<0.005	<0.005	0.6		
Bromoform	mg/kg	0.005	<0.005	<0.005	0.8		
Bromomethane	mg/kg	0.01	<0.01	<0.01	0.2		
Carbon disulfide	mg/kg	0.005	<0.005	<0.005	9		
Carbon tetrachloride	mg/kg	0.005	<0.005	<0.005	0.07		
Chlorobenzene	mg/kg	0.005	<0.005	<0.005	1		
Chlorodibromomethane	mg/kg	0.005	<0.005	<0.005	0.4		
Chloroform	mg/kg	0.005	<0.005	<0.005	0.3		
1,1-Dichloroethane	mg/kg	0.005	<0.005	<0.005	23		
1,2-Dichloroethane	mg/kg	0.005	<0.005	<0.005	0.02		
1,1-Dichloroethene	mg/kg	0.005	<0.005	<0.005	0.06		
cis-1,2-Dichloroethene	mg/kg	0.005	<0.005	<0.005	0.4		
trans-1,2-Dichloroethene	mg/kg	0.005	<0.005	<0.005	0.7		
1,2-Dichloropropane	mg/kg	0.005	<0.005	<0.005	0.03		
cis-1,3-Dichloropropene	mg/kg	0.004	<0.004	<0.004	0.005		
trans-1,3-Dichloropropene	mg/kg	0.004	<0.004	<0.004	0.005		
Ethylbenzene	mg/kg	0.005	<0.005	<0.005	13		
Methyl-tert-butylether (MTBE)	mg/kg	0.005	<0.005	<0.005	0.32		
Methylene chloride	mg/kg	0.02	<0.02	<0.02	0.02		
Styrene	mg/kg	0.005	<0.005	<0.005	4		
Tetrachloroethene	mg/kg	0.005	<0.005	0.0964	0.06		
Toluene	mg/kg	0.005	<0.005	<0.005	12		
1,1,1-Trichloroethane	mg/kg	0.005	<0.005	<0.005	2		
1,1,2-Trichloroethane	mg/kg	0.005	<0.005	<0.005	0.02		
Trichloroethene	mg/kg	0.005	<0.005	<0.005	0.06		
Vinyl acetate	mg/kg	0.01	<0.01	<0.01	10		
Vinyl chloride	mg/kg	0.01	<0.01	<0.01	0.01		
Xylene, Total	mg/kg	0.005	<0.005	<0.005	5.6		
Polynuclear Aromatic Hydrocarbons (8270C)							
Date Analyzed:	Units	RDL	2/9/2026	2/9/2026			
Acenaphthene	mg/kg	0.33	<0.33	<0.33	570		
Anthracene	mg/kg	0.33	<0.33	<0.33	12000		
Benzo(a)anthracene	mg/kg	0.33	<0.33	0.494			1.8
Benzo(a)pyrene	mg/kg	0.09	<0.09	0.598			2.1
Benzo(b)fluoranthene	mg/kg	0.33	<0.33	0.674			2.1
Benzo(k)fluoranthene	mg/kg	0.33	<0.33	<0.33	9		
Chrysene	mg/kg	0.33	<0.33	0.534	88		
Dibenzo(a,h)anthracene	mg/kg	0.09	<0.09	0.104			0.42
Fluoranthene	mg/kg	0.33	<0.33	1.26	3100		
Fluorene	mg/kg	0.33	<0.33	<0.33	560		
Indeno(1,2,3-cd)pyrene	mg/kg	0.33	<0.33	<0.33			1.6
Naphthalene	mg/kg	0.33	<0.33	<0.33	1.8		
Pyrene	mg/kg	0.33	<0.33	0.953	2300		
Total Metals (6010C)							
Date Analyzed:	Units	RDL	2/11/2026	2/11/2026			
Arsenic	mg/kg	1	4.6	3.4		13	
Barium	mg/kg	0.5	15.2	62.3	1500		
Cadmium	mg/kg	0.5	<0.5	<0.5	5.2		
Chromium	mg/kg	0.5	9.7	8.1	21		
Iron	mg/kg	5	16400	12800		15900	
Lead	mg/kg	0.5	7	74.3	107		
Selenium	mg/kg	1	<1.0	<1.0	1.3		
Silver	mg/kg	0.2	<0.2	<0.2	4.4		
Total Mercury (7471B)							
Date Analyzed:	Units	RDL	2/10/2026	2/10/2026			
Mercury	mg/kg	0.05	<0.05	0.06	0.89		
pH @ 25°C, 1:2 (9045D)							
Date Analyzed:	Units	RDL	2/9/2026	2/9/2026			
pH @ 25°C, 1:2	Units		8.36	8.32	6.25-9.00		

ENGINEERING					
042-019			VGFI -1		
Date of Sample Collection:			2/4/2026	Soil Component Groundwater	Soil Component Groundwater
Time of Sample Collection:			8:46 AM	Ingestion Class I	Ingestion Class II
First Environmental Lab. Numbers:			26-1458-001		
Contaminants of Concern:					
TCLP Metals Method 1311 (6010C)					
Date Analyzed:		Units	RDL	3/2/2026	
Iron		mg/L	0.1	<0.1	5
TCLP Extraction (1311)					
Date Analyzed:		Units	RDL	2/25/2026	
TCLP Extraction				Complete	

ENGINEERING						
042-019		ES-1	ES-2	ES-3	Maximum Allowable Concentration	MAC within a MSA County
Date of Sample Collection:		3/3/2026	3/3/2026	3/3/2026		
Time of Sample Collection:		12:17 PM	12:23 PM	12:27 PM		
First Environmental Lab. Numbers:		26-1766-001	26-1766-002	26-1766-003		

Contaminants of Concern:

Volatile Organic Compounds (5035A/8260B)

Date Analyzed:	Units	RDL	3/10/2026	3/10/2026	3/10/2026		
Acetone	mg/kg	0.2	<0.2	<0.2	<0.2	25	
Benzene	mg/kg	0.005	<0.005	<0.005	<0.005	0.03	
Bromodichloromethane	mg/kg	0.005	<0.005	<0.005	<0.005	0.6	
Bromoform	mg/kg	0.005	<0.005	<0.005	<0.005	0.8	
Bromomethane	mg/kg	0.01	<0.01	<0.01	<0.01	0.2	
Carbon disulfide	mg/kg	0.005	0.0059	<0.005	<0.005	9	
Carbon tetrachloride	mg/kg	0.005	<0.005	<0.005	<0.005	0.07	
Chlorobenzene	mg/kg	0.005	<0.005	<0.005	<0.005	1	
Chlorodibromomethane	mg/kg	0.005	<0.005	<0.005	<0.005	0.4	
Chloroform	mg/kg	0.005	<0.005	<0.005	<0.005	0.3	
1,1-Dichloroethane	mg/kg	0.005	<0.005	<0.005	<0.005	23	
1,2-Dichloroethane	mg/kg	0.005	<0.005	<0.005	<0.005	0.02	
1,1-Dichloroethene	mg/kg	0.005	<0.005	<0.005	<0.005	0.06	
cis-1,2-Dichloroethene	mg/kg	0.005	<0.005	<0.005	<0.005	0.4	
trans-1,2-Dichloroethene	mg/kg	0.005	<0.005	<0.005	<0.005	0.7	
1,2-Dichloropropane	mg/kg	0.005	<0.005	<0.005	<0.005	0.03	
cis-1,3-Dichloropropene	mg/kg	0.004	<0.004	<0.004	<0.004	0.005	
trans-1,3-Dichloropropene	mg/kg	0.004	<0.004	<0.004	<0.004	0.005	
Ethylbenzene	mg/kg	0.005	<0.005	<0.005	<0.005	13	
Methyl-tert-butylether (MTBE)	mg/kg	0.005	<0.005	<0.005	<0.005	0.32	
Methylene chloride	mg/kg	0.02	<0.02	<0.02	<0.02	0.02	
Styrene	mg/kg	0.005	<0.005	<0.005	<0.005	4	
Tetrachloroethene	mg/kg	0.005	0.0731	<0.005	<0.005	0.06	
Toluene	mg/kg	0.005	<0.005	<0.005	<0.005	12	
1,1,1-Trichloroethane	mg/kg	0.005	<0.005	<0.005	<0.005	2	
1,1,2-Trichloroethane	mg/kg	0.005	<0.005	<0.005	<0.005	0.02	
Trichloroethene	mg/kg	0.005	<0.005	<0.005	<0.005	0.06	
Vinyl acetate	mg/kg	0.01	<0.01	<0.01	<0.01	10	
Vinyl chloride	mg/kg	0.01	<0.01	<0.01	<0.01	0.01	
Xylene, Total	mg/kg	0.005	<0.005	<0.005	<0.005	5.6	

Polynuclear Aromatic Hydrocarbons (8270C)

Date Analyzed:	Units	RDL	3/11/2026	3/11/2026	3/11/2026		
Acenaphthene	mg/kg	0.33	<0.33	<0.33	<0.33	570	
Anthracene	mg/kg	0.33	<0.33	<0.33	<0.33	12000	
Benzo(a)anthracene	mg/kg	0.33	<0.33	<0.33	<0.33		
Benzo(a)pyrene	mg/kg	0.09	<0.09	<0.09	<0.09		
Benzo(b)fluoranthene	mg/kg	0.33	<0.33	<0.33	<0.33		
Benzo(k)fluoranthene	mg/kg	0.33	<0.33	<0.33	<0.33	9	

ENGINEERING							
042-019			ES-1	ES-2	ES-3	Maximum Allowable Concentration	MAC within a MSA County
Date of Sample Collection:			3/3/2026	3/3/2026	3/3/2026		
Time of Sample Collection:			12:17 PM	12:23 PM	12:27 PM		
First Environmental Lab. Numbers:			26-1766-001	26-1766-002	26-1766-003		
Contaminants of Concern:							
Chrysene	mg/kg	0.33	<0.33	<0.33	<0.33	88	
Dibenzo(a,h)anthracene	mg/kg	0.09	<0.09	<0.09	<0.09		
Fluoranthene	mg/kg	0.33	<0.33	<0.33	<0.33	3100	
Fluorene	mg/kg	0.33	<0.33	<0.33	<0.33	560	
Indeno(1,2,3-cd)pyrene	mg/kg	0.33	<0.33	<0.33	<0.33		
Naphthalene	mg/kg	0.33	<0.33	<0.33	<0.33	1.8	
Pyrene	mg/kg	0.33	<0.33	<0.33	<0.33	2300	
Total Metals (6010C)							
Date Analyzed:	Units	RDL	3/9/2026	3/9/2026	3/9/2026		
Arsenic	mg/kg	1	4.9	2.2	2.1		13
Barium	mg/kg	0.5	59.3	65.6	47.1	1500	
Cadmium	mg/kg	0.5	<0.5	<0.5	<0.5	5.2	
Chromium	mg/kg	0.5	11.9	22	18.4	21	
Iron	mg/kg	5	16500	18100	15800		15900
Lead	mg/kg	0.5	28.8	16.8	15	107	
Selenium	mg/kg	1	<1.0	<1.0	<1.0	1.3	
Silver	mg/kg	0.2	0.8	<0.2	<0.2	4.4	
Total Mercury (7471B)							
Date Analyzed:	Units	RDL	3/10/2026	3/10/2026	3/10/2026		
Mercury	mg/kg	0.05	<0.05	<0.05	<0.05	0.89	
pH @ 25°C, 1:2 (9045D)							
Date Analyzed:	Units	RDL	3/10/2026	3/10/2026	3/10/2026		
pH @ 25°C, 1:2	Units		7.93	7.79	7.89	6.25-9.00	

ENGINEERING			
042-019		ES-2	
Date of Sample Collection:	3/3/2026	Soil Component Groundwater Ingestion Class I	Soil Component Groundwater Ingestion Class II
Time of Sample Collection:	12:23 PM		
First Environmental Lab. Numbers:	26-2044-001		

Contaminants of Concern:

TCLP Metals Method 1311 (6010C)

Date Analyzed:	Units	RDL	3/13/2026		
Chromium	mg/L	0.005	<0.005	0.1	1
Iron	mg/L	0.1	<0.1	5	5

TCLP Extraction (1311)

Date Analyzed:	Units	RDL	3/11/2026		
TCLP Extraction			Complete		



February 11, 2026

Kasey Aucutt

BROWNFIELD ENVIRONMENTAL ENGINEERING

645 Third Street

Suite 250

Beloit, WI 53511

Project ID: 042-019

First Environmental File ID: 26-0949

Date Received: February 06, 2026

Dear Kasey Aucutt:

The above referenced project was analyzed as directed on the enclosed chain of custody record.

All Quality Control criteria as outlined in the methods and current IL ELAP/NELAP have been met unless otherwise noted. QA/QC documentation and raw data will remain on file for future reference. Our accreditation number is 100292 and our current certificate is number:

1002922025-14: effective 01/16/25 through 02/28/2026.

I thank you for the opportunity to be of service to you and look forward to working with you again in the future. Should you have any questions regarding any of the enclosed analytical data or need additional information, please contact me at (630) 778-1200.

Sincerely,

Ryan Gerrick
Project Manager



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-0949**

Project ID: **042-019**

Date Received: **February 06, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The results in this report apply to the samples in the following table:

Laboratory Sample ID	Client Sample Identifier	Date/Time Collected	
26-0949-001	VGFI -1	2/4/2026	8:46
26-0949-002	VGFI -2	2/4/2026	9:12

Sample Batch Comments:

Sample acceptance criteria were met.



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-0949**

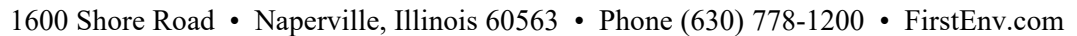
Project ID: **042-019**

Date Received: **February 06, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The following is a definition of flags that may be used in this report:

Flag	Description	Flag	Description
A	Method holding time is 15 minutes from collection. Lab analysis was performed as soon as possible.		
B	Analyte was found in the method blank.	L	LCS recovery outside control limits.
<	Analyte not detected at or above the reporting limit.	M	MS recovery outside control limits; LCS acceptable.
C	Sample received in an improper container for this test.	P	Chemical preservation pH adjusted in lab.
D	Surrogates diluted out; recovery not available.	Q	Result was determined by a GC/MS database search.
E	Estimated result; concentration exceeds calibration range.	S	Analysis was subcontracted to another laboratory.
G	Surrogate recovery outside control limits.	T	Result is less than three times the MDL value.
H	Analysis or extraction holding time exceeded.	W	Reporting limit elevated due to sample matrix.
I	ICVS % rec outside 95-105% but within 90-110%		
J	Estimated result; concentration is less than routine RL but greater than MDL.	N	Analyte is not part of our NELAC accreditation or accreditation may not be available for this parameter.
RL	Routine Reporting Limit (Lowest amount that can be detected when routine weights/volumes are used without dilution.)	ND	Analyte was not detected using a library search routine; No calibration standard was analyzed.





Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: VGFI -1
Sample No: 26-0949-001

Date Collected: 02/04/26
Time Collected: 8:46
Date Received: 02/06/26
Date Reported: 02/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
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Volatile Organic Compounds

Method: 5035A/8260B

Analysis Date: 02/10/26

Vinyl acetate	< 10.0	10.0	ug/kg	
Vinyl chloride	< 10.0	10.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	

Polynuclear Aromatic Hydrocarbons Method: 8270C

Analysis Date: 02/09/26

Preparation Method 3546

Preparation Date: 02/09/26

Acenaphthene	< 330	330	ug/kg	
Acenaphthylene	< 330	330	ug/kg	
Anthracene	< 330	330	ug/kg	
Benzo(a)anthracene	< 330	330	ug/kg	
Benzo(a)pyrene	< 90	90	ug/kg	
Benzo(b)fluoranthene	< 330	330	ug/kg	
Benzo(k)fluoranthene	< 330	330	ug/kg	
Benzo(ghi)perylene	< 330	330	ug/kg	
Chrysene	< 330	330	ug/kg	
Dibenzo(a,h)anthracene	< 90	90	ug/kg	
Fluoranthene	< 330	330	ug/kg	
Fluorene	< 330	330	ug/kg	
Indeno(1,2,3-cd)pyrene	< 330	330	ug/kg	
Naphthalene	< 330	330	ug/kg	
Phenanthrene	< 330	330	ug/kg	
Pyrene	< 330	330	ug/kg	

Total Metals

Method: 6010C

Analysis Date: 02/11/26

Preparation Method 3050B

Preparation Date: 02/10/26

Arsenic	4.6	1.0	mg/kg	
Barium	15.2	0.5	mg/kg	
Cadmium	< 0.5	0.5	mg/kg	
Chromium	9.7	0.5	mg/kg	
Iron	16,400	5.0	mg/kg	
Lead	7.0	0.5	mg/kg	
Selenium	< 1.0	1.0	mg/kg	
Silver	< 0.2	0.2	mg/kg	

Total Mercury

Method: 7471B

Analysis Date: 02/10/26

Mercury	< 0.05	0.05	mg/kg	
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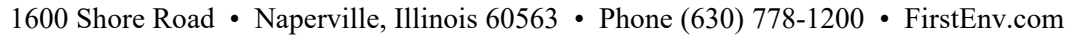
Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: VGFI -1
Sample No: 26-0949-001

Date Collected: 02/04/26
Time Collected: 8:46
Date Received: 02/06/26
Date Reported: 02/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
pH @ 25°C, 1:2				
Analysis Date: 02/09/26 9:03				
pH @ 25°C, 1:2	8.36		Units	





Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: VGFI -2
Sample No: 26-0949-002

Date Collected: 02/04/26
Time Collected: 9:12
Date Received: 02/06/26
Date Reported: 02/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Volatile Organic Compounds Method: 5035A/8260B				
Analysis Date: 02/10/26				
Vinyl acetate	< 10.0	10.0	ug/kg	
Vinyl chloride	< 10.0	10.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	
Polynuclear Aromatic Hydrocarbons Method: 8270C				
Analysis Date: 02/09/26				
Preparation Method 3546				
Preparation Date: 02/09/26				
Acenaphthene	< 330	330	ug/kg	
Acenaphthylene	< 330	330	ug/kg	
Anthracene	< 330	330	ug/kg	
Benzo(a)anthracene	494	330	ug/kg	
Benzo(a)pyrene	598	90	ug/kg	
Benzo(b)fluoranthene	674	330	ug/kg	
Benzo(k)fluoranthene	< 330	330	ug/kg	
Benzo(ghi)perylene	463	330	ug/kg	
Chrysene	534	330	ug/kg	
Dibenzo(a,h)anthracene	104	90	ug/kg	
Fluoranthene	1,260	330	ug/kg	
Fluorene	< 330	330	ug/kg	
Indeno(1,2,3-cd)pyrene	< 330	330	ug/kg	
Naphthalene	< 330	330	ug/kg	
Phenanthrene	881	330	ug/kg	
Pyrene	953	330	ug/kg	
Total Metals Method: 6010C				
Analysis Date: 02/11/26				
Preparation Method 3050B				
Preparation Date: 02/10/26				
Arsenic	3.4	1.0	mg/kg	
Barium	62.3	0.5	mg/kg	
Cadmium	< 0.5	0.5	mg/kg	
Chromium	8.1	0.5	mg/kg	
Iron	12,800	5.0	mg/kg	
Lead	74.3	0.5	mg/kg	
Selenium	< 1.0	1.0	mg/kg	
Silver	< 0.2	0.2	mg/kg	
Total Mercury Method: 7471B				
Analysis Date: 02/10/26				
Mercury	0.06	0.05	mg/kg	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: VGFI -2
Sample No: 26-0949-002

Date Collected: 02/04/26
Time Collected: 9:12
Date Received: 02/06/26
Date Reported: 02/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
pH @ 25°C, 1:2				
Analysis Date: 02/09/26 9:03				
pH @ 25°C, 1:2	8.32		Units	



March 02, 2026

Kasey Aucutt

BROWNFIELD ENVIRONMENTAL ENGINEERING

645 Third Street

Suite 250

Beloit, WI 53511

Project ID: 042-019

First Environmental File ID: 26-1458

Date Received: February 06, 2026

Dear Kasey Aucutt:

The above referenced project was analyzed as directed on the enclosed chain of custody record.

All Quality Control criteria as outlined in the methods and current IL ELAP/NELAP have been met unless otherwise noted. QA/QC documentation and raw data will remain on file for future reference. Our accreditation number is 100292 and our current certificate is number:

1002922026-18: effective 02/10/26 through 02/28/2027.

I thank you for the opportunity to be of service to you and look forward to working with you again in the future. Should you have any questions regarding any of the enclosed analytical data or need additional information, please contact me at (630) 778-1200.

Sincerely,

Neal Cleghorn
Project Manager



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-1458**

Project ID: **042-019**

Date Received: **February 06, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The results in this report apply to the samples in the following table:

Laboratory Sample ID	Client Sample Identifier	Date/Time Collected
26-1458-001	VGFI -1	02/04/26 8:46

Sample Batch Comments:

Sample acceptance criteria were met.



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-1458**

Project ID: **042-019**

Date Received: **February 06, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The following is a definition of flags that may be used in this report:

Flag	Description	Flag	Description
A	Method holding time is 15 minutes from collection. Lab analysis was performed as soon as possible.		
B	Analyte was found in the method blank.	L	LCS recovery outside control limits.
<	Analyte not detected at or above the reporting limit.	M	MS recovery outside control limits; LCS acceptable.
C	Sample received in an improper container for this test.	P	Chemical preservation pH adjusted in lab.
D	Surrogates diluted out; recovery not available.	Q	Result was determined by a GC/MS database search.
E	Estimated result; concentration exceeds calibration range.	S	Analysis was subcontracted to another laboratory.
G	Surrogate recovery outside control limits.	T	Result is less than three times the MDL value.
H	Analysis or extraction holding time exceeded.	W	Reporting limit elevated due to sample matrix.
I	ICVS % rec outside 95-105% but within 90-110%		
J	Estimated result; concentration is less than routine RL but greater than MDL.	N	Analyte is not part of our NELAC accreditation or accreditation may not be available for this parameter.
RL	Routine Reporting Limit (Lowest amount that can be detected when routine weights/volumes are used without dilution.)	ND	Analyte was not detected using a library search routine; No calibration standard was analyzed.



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: VGFI -1
Sample No: 26-1458-001

Date Collected: 02/04/26
Time Collected: 8:46
Date Received: 02/06/26
Date Reported: 03/02/26

Analyte	Result	R.L.	Units	Flags
TCLP Extraction Analysis Date: 02/25/26 TCLP Extraction	Method: 1311 Complete			
TCLP Metals Method 1311 Analysis Date: 03/02/26 Iron	Method: 6010C < 0.1	Preparation Method 3010A Preparation Date: 02/27/26 0.1	mg/L	



CHAIN OF CUSTODY RECORD

Page 1 of 1 pgs

Company Name: Brown-field Environmental Engineering Resources
 Street Address: 645 Third Street Suite 250
 City: Beloit State: WI Zip: 53541

State: WI Zip: 5354

First Environmental Laboratories
1600 Shore Road, Suite D
Naperville, Illinois 60563
Phone: (630) 778-1200 • Fax: (630) 778-1233
E-mail: fitsinfo@firstenv.com • www.firstenv.com
IEPA Certification #100292

Phone: 608-856-5434 e-mail: Kasey@brownfieldusa.com and
Send Report To:  josh@brownfieldusa.com
Sampled By: Kasey Avcut

Sampled By: Kasey Avcott

Project I.D.: 042-019

P.O.#:

[illegible]

FOR LAB USE ONLY:

LAB COURIER USE ONLY:

Cooler Temperature: 0.1-6°C Yes ☒ No ☐ 3.2 °C
Received within 6 hrs. of collection: _____
Ice Present: Yes ☒ No ☐

Sample Refrigerated: Yes__ No__
Refrigerator Temperature: _____ °C

Program: ☐ TACO/SRP ☐ CCDD ☐ NPDES ☐ LUST ☐ SDWA

*Matrix Code Key: S-Soil SL-Sludge DW-Drinking Water
WW-Wastewater GW-Groundwater WIPE-Wipe O-Other

Notes and Special Instructions:

Relinquished By: Kaiser Ananth

Date/Time 2/11/26 1620

Received By:

Date/Time 2/6/24 10:00

Relinquished By:

Date/Time

Received By:

Date/Time



March 11, 2026

Mr. Jack Neupert

BROWNFIELD ENVIRONMENTAL ENGINEERING

645 Third Street

Suite 250

Beloit, WI 53511

Project ID: 042-019

First Environmental File ID: 26-1766

Date Received: March 04, 2026

Dear Mr. Jack Neupert:

The above referenced project was analyzed as directed on the enclosed chain of custody record.

All Quality Control criteria as outlined in the methods and current IL ELAP/NELAP have been met unless otherwise noted. QA/QC documentation and raw data will remain on file for future reference. Our accreditation number is 100292 and our current certificate is number:

1002922026-18: effective 02/10/26 through 02/28/2027.

I thank you for the opportunity to be of service to you and look forward to working with you again in the future. Should you have any questions regarding any of the enclosed analytical data or need additional information, please contact me at (630) 778-1200.

Sincerely,

Ryan Gerrick
Project Manager



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-1766**

Project ID: **042-019**

Date Received: **March 04, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The results in this report apply to the samples in the following table:

Laboratory Sample ID	Client Sample Identifier	Date/Time Collected	
26-1766-001	ES-1	3/3/2026	12:17
26-1766-002	ES-2	3/3/2026	12:23
26-1766-003	ES-3	3/3/2026	12:27

Sample Batch Comments:

Sample acceptance criteria were met.



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-1766**

Project ID: **042-019**

Date Received: **March 04, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The following is a definition of flags that may be used in this report:

Flag	Description	Flag	Description
A	Method holding time is 15 minutes from collection. Lab analysis was performed as soon as possible.		
B	Analyte was found in the method blank.	L	LCS recovery outside control limits.
<	Analyte not detected at or above the reporting limit.	M	MS recovery outside control limits; LCS acceptable.
C	Sample received in an improper container for this test.	P	Chemical preservation pH adjusted in lab.
D	Surrogates diluted out; recovery not available.	Q	Result was determined by a GC/MS database search.
E	Estimated result; concentration exceeds calibration range.	S	Analysis was subcontracted to another laboratory.
G	Surrogate recovery outside control limits.	T	Result is less than three times the MDL value.
H	Analysis or extraction holding time exceeded.	W	Reporting limit elevated due to sample matrix.
I	ICVS % rec outside 95-105% but within 90-110%		
J	Estimated result; concentration is less than routine RL but greater than MDL.	N	Analyte is not part of our NELAC accreditation or accreditation may not be available for this parameter.
RL	Routine Reporting Limit (Lowest amount that can be detected when routine weights/volumes are used without dilution.)	ND	Analyte was not detected using a library search routine; No calibration standard was analyzed.



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-1
Sample No: 26-1766-001

Date Collected: 03/03/26
Time Collected: 12:17
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Solids, Total Method: 2540G 2011				
Analysis Date: 03/06/26				
Total Solids	83.23		%	
Volatile Organic Compounds Method: 5035A/8260B				
Analysis Date: 03/10/26				
Acetone	< 200	200	ug/kg	
Benzene	< 5.0	5.0	ug/kg	
Bromodichloromethane	< 5.0	5.0	ug/kg	
Bromoform	< 5.0	5.0	ug/kg	
Bromomethane	< 10.0	10.0	ug/kg	
2-Butanone (MEK)	< 100	100	ug/kg	
Carbon disulfide	5.9	5.0	ug/kg	
Carbon tetrachloride	< 5.0	5.0	ug/kg	
Chlorobenzene	< 5.0	5.0	ug/kg	
Chlorodibromomethane	< 5.0	5.0	ug/kg	
Chloroethane	< 10.0	10.0	ug/kg	
Chloroform	< 5.0	5.0	ug/kg	
Chloromethane	< 10.0	10.0	ug/kg	
1,1-Dichloroethane	< 5.0	5.0	ug/kg	
1,2-Dichloroethane	< 5.0	5.0	ug/kg	
1,1-Dichloroethene	< 5.0	5.0	ug/kg	
cis-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
trans-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
1,2-Dichloropropane	< 5.0	5.0	ug/kg	
cis-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
trans-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
2-Hexanone	< 10.0	10.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
4-Methyl-2-pentanone (MIBK)	< 10.0	10.0	ug/kg	
Methylene chloride	< 20.0	20.0	ug/kg	
Styrene	< 5.0	5.0	ug/kg	
1,1,2,2-Tetrachloroethane	< 5.0	5.0	ug/kg	
Tetrachloroethene	73.1	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
1,1,1-Trichloroethane	< 5.0	5.0	ug/kg	
1,1,2-Trichloroethane	< 5.0	5.0	ug/kg	
Trichloroethene	< 5.0	5.0	ug/kg	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-1
Sample No: 26-1766-001

Date Collected: 03/03/26
Time Collected: 12:17
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Volatile Organic Compounds Method: 5035A/8260B				
Analysis Date: 03/10/26				
Vinyl acetate	< 10.0	10.0	ug/kg	
Vinyl chloride	< 10.0	10.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	
Polynuclear Aromatic Hydrocarbons Method: 8270C				
Analysis Date: 03/11/26				
Preparation Method 3546				
Preparation Date: 03/09/26				
Acenaphthene	< 330	330	ug/kg	
Acenaphthylene	< 330	330	ug/kg	
Anthracene	< 330	330	ug/kg	
Benzo(a)anthracene	< 330	330	ug/kg	
Benzo(a)pyrene	< 90	90	ug/kg	
Benzo(b)fluoranthene	< 330	330	ug/kg	
Benzo(k)fluoranthene	< 330	330	ug/kg	
Benzo(ghi)perylene	< 330	330	ug/kg	
Chrysene	< 330	330	ug/kg	
Dibenzo(a,h)anthracene	< 90	90	ug/kg	
Fluoranthene	< 330	330	ug/kg	
Fluorene	< 330	330	ug/kg	
Indeno(1,2,3-cd)pyrene	< 330	330	ug/kg	
Naphthalene	< 330	330	ug/kg	
Phenanthrene	< 330	330	ug/kg	
Pyrene	< 330	330	ug/kg	
Total Metals Method: 6010C				
Analysis Date: 03/09/26				
Preparation Method 3050B				
Preparation Date: 03/06/26				
Arsenic	4.9	1.0	mg/kg	
Barium	59.3	0.5	mg/kg	
Cadmium	< 0.5	0.5	mg/kg	
Chromium	11.9	0.5	mg/kg	
Iron	16,500	5.0	mg/kg	
Lead	28.8	0.5	mg/kg	
Selenium	< 1.0	1.0	mg/kg	
Silver	0.8	0.2	mg/kg	
Total Mercury Method: 7471B				
Analysis Date: 03/10/26				
Mercury	< 0.05	0.05	mg/kg	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-1
Sample No: 26-1766-001

Date Collected: 03/03/26
Time Collected: 12:17
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
pH @ 25°C, 1:2 Method: 9045D				
Analysis Date: 03/10/26 8:24				
pH @ 25°C, 1:2	7.93		Units	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-2
Sample No: 26-1766-002

Date Collected: 03/03/26
Time Collected: 12:23
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Solids, Total Method: 2540G 2011				
Analysis Date: 03/06/26				
Total Solids	86.53		%	
Volatile Organic Compounds Method: 5035A/8260B				
Analysis Date: 03/10/26				
Acetone	< 200	200	ug/kg	
Benzene	< 5.0	5.0	ug/kg	
Bromodichloromethane	< 5.0	5.0	ug/kg	
Bromoform	< 5.0	5.0	ug/kg	
Bromomethane	< 10.0	10.0	ug/kg	
2-Butanone (MEK)	< 100	100	ug/kg	
Carbon disulfide	< 5.0	5.0	ug/kg	
Carbon tetrachloride	< 5.0	5.0	ug/kg	
Chlorobenzene	< 5.0	5.0	ug/kg	
Chlorodibromomethane	< 5.0	5.0	ug/kg	
Chloroethane	< 10.0	10.0	ug/kg	
Chloroform	< 5.0	5.0	ug/kg	
Chloromethane	< 10.0	10.0	ug/kg	
1,1-Dichloroethane	< 5.0	5.0	ug/kg	
1,2-Dichloroethane	< 5.0	5.0	ug/kg	
1,1-Dichloroethene	< 5.0	5.0	ug/kg	
cis-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
trans-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
1,2-Dichloropropane	< 5.0	5.0	ug/kg	
cis-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
trans-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
2-Hexanone	< 10.0	10.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
4-Methyl-2-pentanone (MIBK)	< 10.0	10.0	ug/kg	
Methylene chloride	< 20.0	20.0	ug/kg	
Styrene	< 5.0	5.0	ug/kg	
1,1,2,2-Tetrachloroethane	< 5.0	5.0	ug/kg	
Tetrachloroethene	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
1,1,1-Trichloroethane	< 5.0	5.0	ug/kg	
1,1,2-Trichloroethane	< 5.0	5.0	ug/kg	
Trichloroethene	< 5.0	5.0	ug/kg	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-2
Sample No: 26-1766-002

Date Collected: 03/03/26
Time Collected: 12:23
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Volatile Organic Compounds Method: 5035A/8260B				
Analysis Date: 03/10/26				
Vinyl acetate	< 10.0	10.0	ug/kg	
Vinyl chloride	< 10.0	10.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	
Polynuclear Aromatic Hydrocarbons Method: 8270C				
Analysis Date: 03/11/26				
Preparation Method 3546				
Preparation Date: 03/09/26				
Acenaphthene	< 330	330	ug/kg	
Acenaphthylene	< 330	330	ug/kg	
Anthracene	< 330	330	ug/kg	
Benzo(a)anthracene	< 330	330	ug/kg	
Benzo(a)pyrene	< 90	90	ug/kg	
Benzo(b)fluoranthene	< 330	330	ug/kg	
Benzo(k)fluoranthene	< 330	330	ug/kg	
Benzo(ghi)perylene	< 330	330	ug/kg	
Chrysene	< 330	330	ug/kg	
Dibenzo(a,h)anthracene	< 90	90	ug/kg	
Fluoranthene	< 330	330	ug/kg	
Fluorene	< 330	330	ug/kg	
Indeno(1,2,3-cd)pyrene	< 330	330	ug/kg	
Naphthalene	< 330	330	ug/kg	
Phenanthrene	< 330	330	ug/kg	
Pyrene	< 330	330	ug/kg	
Total Metals Method: 6010C				
Analysis Date: 03/09/26				
Preparation Method 3050B				
Preparation Date: 03/06/26				
Arsenic	2.2	1.0	mg/kg	
Barium	65.6	0.5	mg/kg	
Cadmium	< 0.5	0.5	mg/kg	
Chromium	22.0	0.5	mg/kg	
Iron	18,100	5.0	mg/kg	
Lead	16.8	0.5	mg/kg	
Selenium	< 1.0	1.0	mg/kg	
Silver	< 0.2	0.2	mg/kg	
Total Mercury Method: 7471B				
Analysis Date: 03/10/26				
Mercury	< 0.05	0.05	mg/kg	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-2
Sample No: 26-1766-002

Date Collected: 03/03/26
Time Collected: 12:23
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
pH @ 25°C, 1:2 Method: 9045D				
Analysis Date: 03/10/26 8:24				
pH @ 25°C, 1:2	7.79		Units	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-3
Sample No: 26-1766-003

Date Collected: 03/03/26
Time Collected: 12:27
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Solids, Total Method: 2540G 2011				
Analysis Date: 03/06/26				
Total Solids	84.80		%	
Volatile Organic Compounds Method: 5035A/8260B				
Analysis Date: 03/10/26				
Acetone	< 200	200	ug/kg	
Benzene	< 5.0	5.0	ug/kg	
Bromodichloromethane	< 5.0	5.0	ug/kg	
Bromoform	< 5.0	5.0	ug/kg	
Bromomethane	< 10.0	10.0	ug/kg	
2-Butanone (MEK)	< 100	100	ug/kg	
Carbon disulfide	< 5.0	5.0	ug/kg	
Carbon tetrachloride	< 5.0	5.0	ug/kg	
Chlorobenzene	< 5.0	5.0	ug/kg	
Chlorodibromomethane	< 5.0	5.0	ug/kg	
Chloroethane	< 10.0	10.0	ug/kg	
Chloroform	< 5.0	5.0	ug/kg	
Chloromethane	< 10.0	10.0	ug/kg	
1,1-Dichloroethane	< 5.0	5.0	ug/kg	
1,2-Dichloroethane	< 5.0	5.0	ug/kg	
1,1-Dichloroethene	< 5.0	5.0	ug/kg	
cis-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
trans-1,2-Dichloroethene	< 5.0	5.0	ug/kg	
1,2-Dichloropropane	< 5.0	5.0	ug/kg	
cis-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
trans-1,3-Dichloropropene	< 4.0	4.0	ug/kg	
Ethylbenzene	< 5.0	5.0	ug/kg	
2-Hexanone	< 10.0	10.0	ug/kg	
Methyl-tert-butylether (MTBE)	< 5.0	5.0	ug/kg	
4-Methyl-2-pentanone (MIBK)	< 10.0	10.0	ug/kg	
Methylene chloride	< 20.0	20.0	ug/kg	
Styrene	< 5.0	5.0	ug/kg	
1,1,2,2-Tetrachloroethane	< 5.0	5.0	ug/kg	
Tetrachloroethene	< 5.0	5.0	ug/kg	
Toluene	< 5.0	5.0	ug/kg	
1,1,1-Trichloroethane	< 5.0	5.0	ug/kg	
1,1,2-Trichloroethane	< 5.0	5.0	ug/kg	
Trichloroethene	< 5.0	5.0	ug/kg	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-3
Sample No: 26-1766-003

Date Collected: 03/03/26
Time Collected: 12:27
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
Volatile Organic Compounds Method: 5035A/8260B				
Analysis Date: 03/10/26				
Vinyl acetate	< 10.0	10.0	ug/kg	
Vinyl chloride	< 10.0	10.0	ug/kg	
Xylene, Total	< 5.0	5.0	ug/kg	
Polynuclear Aromatic Hydrocarbons Method: 8270C				
Analysis Date: 03/11/26				
Preparation Method 3546				
Preparation Date: 03/09/26				
Acenaphthene	< 330	330	ug/kg	
Acenaphthylene	< 330	330	ug/kg	
Anthracene	< 330	330	ug/kg	
Benzo(a)anthracene	< 330	330	ug/kg	
Benzo(a)pyrene	< 90	90	ug/kg	
Benzo(b)fluoranthene	< 330	330	ug/kg	
Benzo(k)fluoranthene	< 330	330	ug/kg	
Benzo(ghi)perylene	< 330	330	ug/kg	
Chrysene	< 330	330	ug/kg	
Dibenzo(a,h)anthracene	< 90	90	ug/kg	
Fluoranthene	< 330	330	ug/kg	
Fluorene	< 330	330	ug/kg	
Indeno(1,2,3-cd)pyrene	< 330	330	ug/kg	
Naphthalene	< 330	330	ug/kg	
Phenanthrene	< 330	330	ug/kg	
Pyrene	< 330	330	ug/kg	
Total Metals Method: 6010C				
Analysis Date: 03/09/26				
Preparation Method 3050B				
Preparation Date: 03/06/26				
Arsenic	2.1	1.0	mg/kg	
Barium	47.1	0.5	mg/kg	
Cadmium	< 0.5	0.5	mg/kg	
Chromium	18.4	0.5	mg/kg	
Iron	15,800	5.0	mg/kg	
Lead	15.0	0.5	mg/kg	
Selenium	< 1.0	1.0	mg/kg	
Silver	< 0.2	0.2	mg/kg	
Total Mercury Method: 7471B				
Analysis Date: 03/10/26				
Mercury	< 0.05	0.05	mg/kg	



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-3
Sample No: 26-1766-003

Date Collected: 03/03/26
Time Collected: 12:27
Date Received: 03/04/26
Date Reported: 03/11/26

Results are reported on a dry weight basis.

Analyte	Result	R.L.	Units	Flags
pH @ 25°C, 1:2 Method: 9045D				
Analysis Date: 03/10/26 8:24				
pH @ 25°C, 1:2	7.89		Units	



Page 1

Sampled By: Kasey Auerth

IEPA Certification #100292

P.O. #: _____

[illegible]

Notes and Special Instructions:

Date/Time



March 13, 2026

Kasey Aucutt

BROWNFIELD ENVIRONMENTAL ENGINEERING

645 Third Street

Suite 250

Beloit, WI 53511

Project ID: 042-019

First Environmental File ID: 26-2044

Date Received: March 04, 2026

Dear Kasey Aucutt:

The above referenced project was analyzed as directed on the enclosed chain of custody record.

All Quality Control criteria as outlined in the methods and current IL ELAP/NELAP have been met unless otherwise noted. QA/QC documentation and raw data will remain on file for future reference. Our accreditation number is 100292 and our current certificate is number:

1002922026-18: effective 02/10/26 through 02/28/2027.

I thank you for the opportunity to be of service to you and look forward to working with you again in the future. Should you have any questions regarding any of the enclosed analytical data or need additional information, please contact me at (630) 778-1200.

Sincerely,

Ryan Gerrick
Project Manager



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-2044**

Project ID: **042-019**

Date Received: **March 04, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The results in this report apply to the samples in the following table:

Laboratory Sample ID	Client Sample Identifier	Date/Time Collected
26-2044-001	ES-2	3/3/2026 12:23

Sample Batch Comments:

Sample acceptance criteria were met.



Case Narrative

BROWNFIELD ENVIRONMENTAL ENGINEERING

Lab File ID: **26-2044**

Project ID: **042-019**

Date Received: **March 04, 2026**

All quality control criteria, as outlined in the methods, have been met except as noted below or on the following analytical report.

The following is a definition of flags that may be used in this report:

Flag	Description	Flag	Description
A	Method holding time is 15 minutes from collection. Lab analysis was performed as soon as possible.		
B	Analyte was found in the method blank.	L	LCS recovery outside control limits.
<	Analyte not detected at or above the reporting limit.	M	MS recovery outside control limits; LCS acceptable.
C	Sample received in an improper container for this test.	P	Chemical preservation pH adjusted in lab.
D	Surrogates diluted out; recovery not available.	Q	Result was determined by a GC/MS database search.
E	Estimated result; concentration exceeds calibration range.	S	Analysis was subcontracted to another laboratory.
G	Surrogate recovery outside control limits.	T	Result is less than three times the MDL value.
H	Analysis or extraction holding time exceeded.	W	Reporting limit elevated due to sample matrix.
I	ICVS % rec outside 95-105% but within 90-110%		
J	Estimated result; concentration is less than routine RL but greater than MDL.	N	Analyte is not part of our NELAC accreditation or accreditation may not be available for this parameter.
RL	Routine Reporting Limit (Lowest amount that can be detected when routine weights/volumes are used without dilution.)	ND	Analyte was not detected using a library search routine; No calibration standard was analyzed.



Analytical Report

Client: BROWNFIELD ENVIRONMENTAL ENGINEERING
Project ID: 042-019
Sample ID: ES-2
Sample No: 26-2044-001

Date Collected: 03/03/26
Time Collected: 12:23
Date Received: 03/04/26
Date Reported: 03/13/26

Analyte	Result	R.L.	Units	Flags
TCLP Extraction				
Method: 1311				
Analysis Date: 03/11/26				
TCLP Extraction	Complete			
TCLP Metals Method 1311		Preparation Method 3010A		
Method: 6010C		Preparation Date: 03/13/26		
Analysis Date: 03/13/26				
Chromium	< 0.005	0.005	mg/L	
Iron	< 0.1	0.1	mg/L	



CHAIN OF CUSTODY RECORD

Page of nos

Company Name: **BEER**
 Street Address: **695 3rd St Suite 250**
 City: **Beloit** State: **WI** Zip: **53511**
 Phone: **608-856-5134** e-mail: **Kasey@brownfieldusa.com**
 Send Report To: **Kasey** + **Jack** **jack@brownfieldusa.com**
 Sampled By: **Kasey Auerth**

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[illegible]

LAB COURIER USE ONLY:

Sample Refrigerated: Yes ___ No ___
Refrigerator Temperature: _____ °C

Program: ☐ TACO/SRP ☐ CCDD ☐ NPDES ☐ LUST ☐ SDWA

*Matrix Code Key: S-Soil SL-Sludge DW-Drinking Water
 WW-Wastewater GW-Groundwater WIPE-Wipe O-Other

Notes and Special Instructions:

Relinquished By: Kasey Auerth Date/Time 3/3/26 1600 Received By: [Signature] Date/Time 3/4/26 1200
Relinquished By: _____ Date/Time _____ Received By: _____ Date/Time _____



Illinois Environmental Protection Agency

2520 West Iles Avenue • P.O. Box 19276 • Springfield • Illinois • 62794-9276 • (217) 782-3397

Uncontaminated Soil Certification by Licensed Professional Engineer or Licensed Professional Geologist for Use of Uncontaminated Soil as Fill in a CCDD or Uncontaminated Soil Fill Operation LPC-663

Revised in accordance with 35 Ill. Adm. Code 1100, as
amended by PCB R2012-009 (eff. Aug. 27, 2012)

This certification form is to be used by professional engineers and professional geologists to certify, pursuant to 35 Ill. Adm. Code 1100.205(a)(1)(B), that soil (i) is uncontaminated soil and (ii) is within a pH range of 6.26 to 9.0. If you have questions about this form, please telephone the Bureau of Land Permit Section at 217/524-3300.

This form may be completed online, saved locally, printed and signed, and submitted to prospective clean construction or demolition debris (CCDD) fill operations or uncontaminated soil fill operations.

I. Source Location Information

(Describe the location of the source of the uncontaminated soil)

Project Name: Gurnee Fuel Island Office Phone Number, if available: (847) 599-6800

Physical Site Location (address, including number and street):

1151 Kilbourne Road

City: Gurnee State: IL Zip Code: 60031

County: Lake Township: Warren

Lat/Long of approximate center of site in decimal degrees (DD.ddddd) to five decimal places (e.g., 40.67890, -90.12345):

Latitude: 42.37804 Longitude: - 87.91339

(Decimal Degrees)

(-Decimal Degrees)

Identify how the lat/long data were determined:

☐ GPS ☐ Map Interpolation ☐ Photo Interpolation ☐ Survey ☒ Other

Google Maps

IEPA Site Number(s), if assigned: BOL: _____ BOW: _____ BOA: _____

Approximate Start Date (mm/dd/yyyy): _____ Approximate End Date (mm/dd/yyyy): _____

Estimated Volume of debris (cu. Yd.): _____

II. Owner/Operator Information for Source Site

Site Owner

Name: Village of Gurnee

Street Address: 325 O'Plaine Road

PO Box: _____

City: Gurnee State: IL

Zip Code: 60031 Phone: (847) 599-7550

Contact: Heather Galan

Email, if available: HGalan@village.gurnee.il.us

Site Operator

Name: Village of Gurnee

Street Address: 325 O'Plaine Road

PO Box: _____

City: Gurnee State: IL

Zip Code: 60031 Phone: (847) 599-7550

Contact: Heather Galan

Email, if available: HGalan@village.gurnee.il.us

This Agency is authorized to require this information under Section 4 and Title X of the Environmental Protection Act (415 ILCS 5/4, 5/39). Failure to disclose this information may result in: a civil penalty of not to exceed \$50,000 for the violation and an additional civil penalty of not to exceed \$10,000 for each day during which the violation continues (415 ILCS 5/42). This form has been approved by the Forms Management Center.

Uncontaminated Soil Certification**III. Basis for Certification and Attachments**

For each item listed below, reference the attachments to this form that provide the required information.

- a. A Description of the soil sample points and how they were determined to be sufficient in number and appropriately located 35 Ill. Adm. Code 1100.610(a):

Two initial soil boring samples were taken from 3-7 and 1-5 ft bgs. Due to a VOC exceedance, three additional grab samples were taken 3 ft bgs. An exclusion zone has been established around the samples with exceedances. Material in the exclusion zone will not be hauled to the CCDD facility, and will be disposed of as non-special waste.

- b. Analytical soil testing results to show that soil chemical constituents comply with the maximum allowable concentrations established pursuant to 35 Ill. Adm. Code Part 1100, Subpart F and that the soil pH is within the range of 6.25 to 9.0, including the documentation of chain of custody control, a copy of the lab analysis; the accreditation status of the laboratory performing the analysis; and certification by an authorized agent of the laboratory that the analysis has been performed in accordance with the Agency's rules for the accreditation of environmental and the scope of the accreditation [35 Ill. Adm. Code 1100.201 (g), 1100.205(a), 1100.610]:

All five (5) samples were analyzed for VOCs, PNAs, RCRA metals, iron, and pH. The sample locations were field screened using a PID and visual and olfactory sensory observations. Two (2) additional locations were screened with a pID during initial sampling. All PID readings were 0.0 ppm and lab tested pH was within the acceptable range of 6.25 to 9.0.

IV. Certification Statement, Signature and Seal of Licensed Professional Engineer or Licensed Professional Geologist

I, Bradley A. Brown (name of licensed professional engineer or geologist) certify under penalty of law that the information submitted, including but not limited to, all attachments and other information, is to the best of my knowledge and belief, true, accurate and complete. In accordance with the Environmental Protection Act [415 ILCS 5/22.51 or 22.51a] and 35 Ill. Adm. Code 1100.205(a), I certify that the soil from this site is uncontaminated soil. I also certify that the soil pH is within the range of 6.25 to 9.0. In addition, I certify that the soil has not been removed from the site as part of a cleanup or removal of contaminants. All necessary documentation is attached.

Any person who knowingly makes a false, fictitious, or fraudulent material statement, orally or in writing, to the Illinois EPA commits a Class 4 felony. A second or subsequent offense after conviction is a Class 3 felony. (415 ILCS 5/44(h))

Company Name: Brownfield Environmental Engineering Resources, LLC

Street Address: 645 3rd Street, Suite 250

City: Beloit State: WI Zip Code: 53511

Phone: (608) 856-5434

Bradley A. Brown, P.E.

Printed Name:

Licensed Professional Engineer or
Licensed Professional Geologist Signature:

Mar 16, 2026

Date:



P.E or L.P.G. Seal: EXP. 11/30/27